

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર 2018005004204 દસ્તાવેજ નંબર 2188 દસ્તાવેજ વર્ષ 2019
 તારીખ 23 માર્ચ 2019 સને 2019 મલક Rs 14374000.00

દસ્તાવેજનો પ્રકાર મોરોજ
 રજુ કરનારનું નામ Shree Dwarkesh Developers a partnership Firm through its Authorised Partner Rupeshkumar Harilal Thakkar
 નીચે પ્રમાણે ડી પહોંચી

રજીસ્ટ્રેશન ડી.....
 નકલ કરવા ની ડી સાર્વિડ / કોવીયો.....
 શેરોની નકલ કરવા માટે ડી.....
 રપાલ ખર્ચ.....
 નકલો અથવા યાદીનાં કલમ 37 થી 43.....
 શોષા ખર્ચ તથા સમી.....
 કલમ-24.....
 કલમ-37 કલમ-43.....
 નકલ ડી કોવીયો.....
 ઇન્ડેક્સ ડી.....
 આ વિગતોના બાબતોની ડી.....



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દસ્તાવેજી રજુ કરનારની સહી
 22/03/2019

જા પેસા રૂ	39100
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અંતે રૂપીયા પાંચ હજાર એકસો પૂરે

દસ્તાવેજ ના દિવસે તેમાં કોઈ નહીં
 નકલ
 દસ્તાવેજ રજીસ્ટર દાખલથી નીચેના સરનામે મોકલવો
 22 Tirthnagar, Part-1 Memnagar Ahmedabad

તે રજીસ્ટર દાખલથી મોકલવામાં
 કરેલીમાં અડધામાં

સહી
 22/03/2019
 સબ-રજીસ્ટ્રાર નારોડા

સહી SHREE DWARKESH DEVELOPERS
 રજુ કરનારની સહી PARTNER

ન બાપરી



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DEED OF DEPOSIT OF TITLE DEEDS

This Deed of Deposit of Title Deed executed on this 27 day of February, 2017

BY

SHREE DWARKESH DEVELOPERS, A PARTNERSHIP FIRM
having its Registered office Regd. Office at : Dwarkesh
2 Sigma Hub, Opp. Visam Society, Motera, Ahmedabad.
through its Authorized Partner **RUPESHKUMAR HARILAL
CHAKRABARTY**, aged Adult, Residing at: 22, Tirth Nagar part-1,
Mehrangarh, Ahmedabad, Gujarat, India hereinafter referred to
as the OWNER.

TO AND IN FAVOUR OF

INDIA INFOLINE HOUSING FINANCE LIMITED ("IHFL HFC")
a company, having its registered office at 12 A - 10, 13th
Floor, Nariman Greenway, C-38 & C-39, G Block, Behind
MCA Baroda Kurla Complex, Bandra East, Mumbai - 400051
hereinafter referred as the LENDER).

The terms OWNERS and LENDER shall wherever the context
so permits mean and include their respective heirs,
representatives, administrators, executors and assigns.

WHEREAS

1. The property more fully described in Schedule A of this
Deed therein after referred as the said Property),
jointly/severally belonging to the Owners, the same having
been acquired and held by them, pursuant to the **SALE
DEED Dated 26/11/2014**, duly registered as Doc. No. **16330**
of AHMEDABAD, at the Office of the Sub - Registrar

SHREE DWARKESH DEVELOPERS
[Signature]
PARTNER

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(NARODA) concerned, conveying the said property in their favour. The Title Deed relating to the property more fully described in Schedule - A along with the other original documents deposited by the Owners with the Lender is more fully mentioned in Schedule B hereunder.

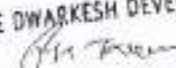
ii. The Owner along with other applicants/co-applicants/borrowers have availed home loan/ loan against property/mortgage loan **Rs.4,53,45,000/- (Rupees Four Crore Fifty Three Lac Fourty Five Thousand Only)** from the Lender repayable together with the interest in terms of the loan agreement executed by them. The Lender has granted the Loan to the Owners subject to the Owners Depositing the Title Deed mentioned in the Schedule B hereunder relating to the Said Property with the Lender with intent to create security for repayment of the Loan amount together with interest and other charges, in terms of the loan agreement.



**NOW THIS AGREEMENT OF DEPOSIT OF TITLE DEED
WITNESSES AS FOLLOWS:**

In consideration of the above recitals and in consideration of the sum of **Rs.4,53,45,000/- (Rupees Four Crore Fifty Three Lac Fourty Five Thousand Only)** paid by the Lender to the Owners together with applicants/co-applicants/borrowers/ co-borrowers respective here and pursuant to the Agreement, the Owners hereby deposit with the Lender, the title deed(s) listed in Schedule B hereunder relating to the Said Property more fully described in Schedule A hereunder, with an intent to create a security thereon for repayment of the Loan by the Owner to the Lender, within a stipulated period in terms of loan agreement.

2. The Owners assures and declares to the Lender that the title deed listed in Schedule B hereto is the only document of title to the Said Property more fully described in Schedule A hereunder in the custody and possession of the Owners and that the Owners has a clear and marketable title to the said property and that the said property is free from encumbrances.
3. The Lender hereby accepts the Title Deed from the Owners for creation of an equitable mortgage.

SHREE DWARKESH DEVELOPERS

 PARTNER

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**SCHEDULE A
DESCRIPTION OF PROPERTY**

All that right, title and interest of Property Bearing **GROUND FLOOR SHOP/SHOWROOM NO. 1 AND 3**, admeasuring (Super Built-up area adm.6052 Sq.Fts.) of - **DWARKESH BUSINESS HUB** -to gather with proportionate share in land bearing Final Plot No.138/1 adm. 3838 Sq. Mtrs. of TPS 46 of allotted in lieu of Survey No.126/1 adm. 4508 Sq. Mtrs. Mouje **MOTERA** Taluka Sabarmati in the District of Ahmedabad & Registration Sub District of Ahmedabad-6 [Naroda].

Address - Dwarkesh Business Hub - Opp. Visamo Soc. - Visat Gandhinagar Road - Motera - **AHMEDABAD - GUJARAT**

INDIA Shop-1 Adm. 3029.25 Sq.Fts. (S.B.)
Shop-3 Adm. 3012.70 Sq.Fts. (S.B.)

SCHEDULE B

1. Document relating to the Schedule A property deposited with the Owner with the Lender.

2. Original Registered Sale deed No.16330 dt.26-11-2014 executed by Yashraj Santrambhai Varma for self and as a partner of Ushadevi Santrambhai Varma, Gauravbhai Santrambhai Varma, Mrunalbhai Santrambhai Varma in favour of Shree Dwarkesh Developers, a Partnership Firm. Registered at RM.

IN WITNESS WHEREOF the parties have signed this Deed of Deposit on this _____ Day, Month and Year first above written.

OWNER

SHREE DWARKESH DEVELOPERS

[Signature]

PARTNER

(Shree Dwarkesh Developers, A Partnership Firm through its Authorized Partner Rupeshkumar Harilal Thakkar)

WITNESSES

[Signature]

[Signature]

SHREE DWARKESH DEVELOPERS



Dwarkesh

SHREE DWARKESH DEVELOPERS

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LETTER OF AUTHORITY

We undersigned (1) Devendrabhai Naranbhai Patel (2) Patel Nikinbhai Prabhudas (3) Smt. Nitaben Narharibhai Amin Partners of Shree Dwarkesh Developers do hereby authorize our partner Shri Rupeshkumar Harilal Thakkar for all signing, executing all documents, instruments, agreement, deed, letter, Application for banking purpose, registration purpose or any Govt. and Semi Govt. Offices related work on our behalf for the scheme known as DWARKESH BUSINESS HUB situated at Opp. Visamo Bunglows, Visat Tapovan Road, Motera, Ahmedabad.

Accepted by me

Authority Given by
Partners of
Shree Dwarkesh Developers

Rupeshkumar Harilal Thakkar

RUPESHKUMAR HARILAL THAKKAR

Devendra N. Patel

(1) Devendrabhai N. Patel

@patel

(2) Patel Nikinbhai Prabhudas

Nitaben Narharibhai Amin

(3) Nitaben Narharibhai Amin

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27/02/17 11:32:41 am

Version: 1.1 2015.10

Serial No. 2549

Presented of the office of the Sub-Registrar of

S.R.O - Ahmedabad-6 Between the hour of
Naroda 10 to 11 on Date 27/02/2017

Receipt No :- 2017006005805

Received Fees as following

	Rs.
Registration	5000
Side Copy Fee (10)	100
Other Fees	0

TOTAL :- 5100



Shree Dwarakesh Developers a partnership Firm
through its Authorised Partner Rupeshkumar
Harilal Thakkar



(L. V. VAGHELA)
Sub Registrar

S.R.O - Ahmedabad-6 Naroda

(L. V. VAGHELA)

Sub Registrar

S.R.O - Ahmedabad-6 Naroda

Party Name and Address

Age

Photograph

Thumb Impression

Signature

writing

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Shree Dwarakesh Developers a
partnership Firm through its
Authorised Partner Rupeshkumar
Harilal Thakkar
22 Tirthnagar, Part-1 Memnagar
Ahmedabad

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Harilal Thakkar

Executing Party
admits execution

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1. Sunil I. Patel
C/o. Dwarakesh, Motara Ahmedabad



2. Nilesh R. Patel
C/o. Dwarakesh, Motara Ahmedabad



State that they personally known
above named executant and
Identifies him/them.

1. Sunil Patel

2. Nilesh Patel

Date 27 Month February -2017

L. V. VAGHELA
Sub Registrar
S.R.O. - Ahmedabad-6 Naroda

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document

Date 27/02/2017

(L. V. VAGHELA)
Sub Registrar
S.R.O. - Ahmedabad-6 Naroda

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27/02/17 12:06:09 pm

Version: 1.1.2016.16

Book No. 2549 Registered No.

Date: 27/02/2017

(L. V. VAGHELA)

Sub Registrar

S.R.O. - Ahmedabad-6 Naroda

