

c/122



AHMEDABAD MUNICIPAL CORPORATION

FIRE & EMERGENCY SERVICE

DANAPITH FIRE STATION, (H. Q.) AHMEDABAD - 380 001

PH. : (079) 22148466 / 67 / 68, 32981178, 32981500 FAX : (079) 22148598.

(No.279, Dt.:01/08/2019)

OPN082131072019

To,
M/s. Swetraj Projects LLP
Rajendra J. Joshi
304, Nirman House,
Nr. Usmanpura Under Bridge,
Ahmedabad.

Sub: Fire safety & protection, opinion for a proposed high-rise buildings.
(43.50 meters)

Sir.

This is to intimate that, the plans submitted for high-rise Commercial cum Residential building with basement parking + ground floor HPP & shops + 1st to 13th floors residence. At F.P.no.85, Sur.no.697/A+697/B, T.P.no.405 (Ambli - Shilaj), Ahmedabad have all the required line drawings and write-up required for the opinion, are as per the requirement of fire prevention and protection.

All norms as per the GDCR (2021) by AUDA & Gujarat Fire Prevention & Life Safety Measures ACT, 2013 have to be followed as far as the construction and Fire Prevention and Protection system, are to be followed.

Moreover, it is required that all the staircases of the building shall be ventilated above the parapet wall at each floor level and shall be 2 meters clear in width. The staircase and lift shafts shall not go to the basement but if they go they have to be protected by 2 hours fire resistant construction including the doors. (the doors should be certified for stability, integrity & insulation by Fire Research Laboratory, CSIR- Central Building Research Institute, Roorkee- 247-867.)

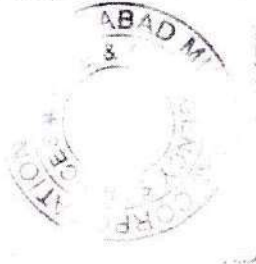
A motorable road with 40 ton load bearing capacity and 6 metres wide, is required around the building without **obstruction to a clear motorable passage for fire/rescue vehicles.**

The gate (entry) to the premises shall be minimum 6 meters or more if required, in width, entry gate to be provided on both sides.

The building should have fire Protection system as per approved plans.

- Basement parking, HPP & shops shall be fully sprinklered.
- Electric Cable duct should have fire rated doors at all level and to be kept open from top and bottom.
- Staircase and lift lobby to be enclosed at basement.

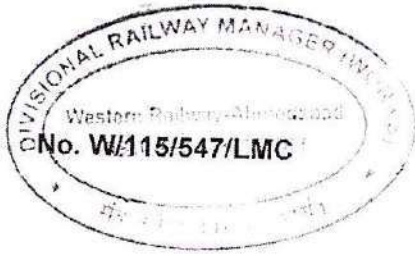
After, the building is built and all the required Fire safety and Protection equipment have been installed and after due inspection Pby the Fire service officer an NOC can be issued. The copies of plans are returned herewith duly signed and have to be submitted during final inspection of the fire fighting system.



M.F. Dastoor
11/8/19
(M.F. Dastoor)
Chief Fire Officer

FOR, SWETRAJ PROJECTS LLP

Ejhu



Office of The
Divisional Railway Manager (Works),
Ahmedabad Division,
Near Chamunda Bridge,
Ahmedabad.

Date: 02/01/2020

Dy. Estate Officer,
Estate & Town Development Department,
North-West Zone, Ahmedabad Municipal Corporation,
4th Floor, Rajmata Vijaya Raje Sindhiya Bhavan,
Bodakdev, Ahmedabad,

Sub: No objection certificate for proposed construction of Residential+ Commercial building adjacent to Railway track on R. S. No. 697/A+697/B, FP. No. 85, TPS No. 405(Shilaj-Ambali) at village Shilaj, Tal-Ghatlodiya, Distt-Ahmedabad on ADI-VG section, between km 514/0 to 514/2 in favour of M/s S.S.Reality-Partner Ajaybhai D. Shridhar.

Ref: 1) PCE-CCG's letter No. W/73/3/4/244(R) (W-5) dtd. 31/12/2019.
2) Dy. Estate Officer, North-West Zone, AMC, Ahmedabad's letter No. NIL dtd: 19/08/2019.

The competent authority has given approval for granting No Objection Certificate for proposed construction of Residential+ Commercial building adjacent to Railway track on R. S. No. 697/A+697/B, FP. No. 85, TPS No. 405(Shilaj-Ambali) at village Shilaj, Tal-Ghatlodiya, Distt-Ahmedabad on ADI-VG section, between km 514/0 to 514/2 in favour of M/s S.S.Reality-Partner Ajaybhai D. Shridhar.

1) Proposed construction work should be carried out with following height & distance from Railway boundary line:

Height up to top of from formation level		Clearance provided from Railway land boundary
Cross Section at "AA"		
1	Ht. up to top of 13 th floor chhajja=42.18m	18.00+6.91=24.91m
2	Ht. up to top of 13 th floor open terrace=44.28m	18.00+7.51=25.51m
3	Ht. up to top of water tank=47.22m	18.00+7.51+15.81=41.32m
4	Ht. up to top of machine room/top of building=48.01m	18.00+7.51+6.69=32.20m
5	Depth of basement from GL=3.81m	18.00+7.51=25.51m
6	Depth of lift well from GL=5.33m	18.00+14.19=32.19m

- 2) The parameter fixed vide above condition no. 1 should be strictly adhered to.
- 3) The works should be carried out as per lay out details/plan attached herewith.
- 4) It should be ensured that applicant will not make any out let like drainage disposal /storm water disposal/rain water disposal etc. on or towards the Railway Land but should be link to Municipality/local body drainage & Vent pipe will also be erected at a sufficient height of nearest Railway land.
- 5) You are informed that before forwarding NOC to the applicant, ownership of land may be confirmed and verified at your end.

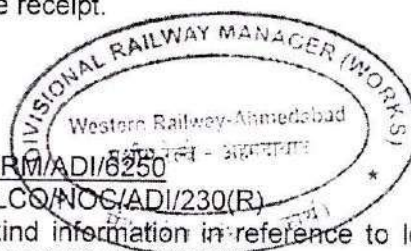
W/115/547/LMC

DRM(W)ADI

Page 1

FOR, SWETRAI PROJECTS LLP

- 6) Local civic authority/ the party should send a written advice to Railway Divisional authority within a period of 60 days that the work has been commenced quoting NOC reference of Railways.
- 7) To avoid encroachment on Railway Land in future, applicant has to construct a 6' high pucca boundary wall on his land, parallel to Railway Track, at his own cost, and should keep no opening of any door towards Railway Land boundary.
- 8) Crane working towards Railway side (if necessary) should be done carefully at the time of construction. If any damage to Railway property during the construction or after the construction builder/party will have to pay damages.
- 9) No entrance or trespass should be made on or towards the Railway land through the compound wall "in view of safety of public and to avoid future encroachment on Railway land".
- 10) No garbage will be thrown on or towards the Railway land by the residents of land of survey No. mentioned above "To keep the Railway land dry."
- 11) No inflammable article will be stacked/kept on the open space of land at a distance of 20 feet from center line of track which may get fire easily as safety measures of general public utility.
- 12) No big/tall trees will be planted on open space, which may restrict the visibility both of rail & road within 6 Mts. On applicants land, abutting to Railway Land.
- 13) No termination of any road abutting to Railway land will be made.
- 14) Any condition if found necessary by the Railway administration to incorporate in the certificate, will be acceptable and abiding to the applicant and if breach of any condition is noticed at a later stage, it will be attended by the applicant. The applicant and the Revenue Department will be responsible for compliance of all the conditions of this certificate.
- 15) The party will permit construction of drainage arrangement if found necessary subsequently by the Railway to carry effluents from Railway land to other disposal area through this land.
- 16) The design of proposed buildings foundation which abutting to exiting basement, this has to be checked by concerned authority (local body) before approval of design of foundation.
- 17) It should be ensured that boom or any part of the construction machinery should not project over the railway land at any stage of construction.
Please acknowledge the receipt.



DRM (Works) Ahmedabad.

Encl:-Xerox copy of plan No. DRM/ADI/6250

LCO/NOC/ADI/230(R)

C/- (i) **CE(G)CCG-** For kind information in reference to letter W/73/3/4/244(R) (W-5) dtd. 31/12/2019.

(ii) **ADEN(NW)ADI & SSE(PW)VG** - For information please.

(iii) **Party- M/s S.S Reality, Partner Ajaybhai D. Shridhar, 412/A, Shangrilla Arcade, Near Shyamal Cross Road, Satellite, Ahmedabad-380015-**For information please.



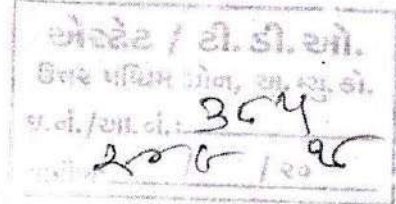
पश्चिम रेलवे
Western Railway

No. W/115/512/LMC

Office of The
Divisional Railway Manager (Works),
Ahmedabad Division, Nr. Chamunda Bridge,
Ahmedabad

Date: 17/09/2018

To,
Dy. Town Development Officer,
Mahanagar Seva Sadan,
Estate Nagar Vikas Khatu, New West Zone,
Rajmata Vijaya Raje Sindhiya Bhavan,
Bodakdev, Ahmedabad.



Sub: No objection certificate for proposed construction of Residential affordable building near Railway track on R.S. No. 697/A & 697/B, F.P. No. 85, OP. No. 85/1+85/2, Draft TPS No. 405 (Shilaj-Ambali) at Village Shilaj, Tal-Ghatlodiya & Distt-Ahmedabad on ADI-VG section between km 514/0 to 514/2 in favour of Govindbhai Vitthalbhai Patel and others of Ahmedabad.

Ref: (i) PCE-CCG's letter No. W/73/3/4/244(W-5) dtd. 06/09/2018.
(ii) Dy. Town Development Officer, AMC, New West Zone, Ahmedabad's letter No. Nil dtd 04/10/2017 outward No. 4668 dtd 06/10/2017.

The competent authority has given approval for granting No Objection Certificate for proposed construction of Residential affordable building near Railway track on R.S. No. 697/A & 697/B, F.P. No. 85, OP. No. 85/1+85/2, Draft TPS No. 405 (Shilaj-Ambali) at Village Shilaj, Tal-Ghatlodiya & Distt-Ahmedabad on ADI-VG section between km 514/0 to 514/2 in favour of Govindbhai Vitthalbhai Patel and others of Ahmedabad.

1) Proposed construction work should be carried out with following height & distance from Railway boundary line:

Height up to top of from formation level		Clearance provided from Railway land boundary
Cross Section at "AA"		
1	Ht. of basement=3.80m	
2	Ht. up to top of amboss patta=41.32m	18.00+7.50=25.50m
3	Ht. up to top of 12 th floor/stair cabin=41.32m	18.00+7.20=25.20m
4	Ht. up to top of water tank=45.10m	18.00+7.50=25.50m
5	Ht. up to top of machine room=45.60m	18.00+7.50+7.32=32.82m
		18.00+7.50+7.32=32.82m

- The parameter fixed vide above condition no. 1 should be strictly adhered to.
- The works should be carried out as per lay out details/plan attached herewith.
- It should be ensured that applicant will not make any out let like drainage disposal /storm water disposal/rain water disposal etc. on or towards the Railway Land but should be link to Municipality/local body drainage & Vent pipe will also be erected at a sufficient height of nearest Railway land.
- You are informed that before forwarding NOC to the applicant, ownership of land may be confirmed and verified at your end.
- Local civic authority/ the party should send a written advice to Railway Divisional authority within a period of 60 days that the work has been commenced quoting NOC reference of Railways.

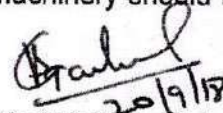
W/115/512/LMC

DRM{W}ADI Page 1

FOR, SWASTI PROJECTS LLP

Epl
LIMITED PARTNER

- 7) To avoid encroachment on Railway Land in future, applicant has to construct a 6' high pucca boundary wall on his land, parallel to Railway Track, at his own cost, and should keep no opening of any door towards Railway Land boundary.
- 8) Crane working towards Railway side (if necessary) should be done carefully at the time of construction. If any damage to Railway property during the construction or after the construction builder/party will have to pay damages.
- 9) No entrance or trespass should be made on or towards the Railway land through the compound wall "in view of safety of public and to avoid future encroachment on Railway land".
- 10) No garbage will be thrown on or towards the Railway land by the residents of land of survey No. mentioned above "To keep the Railway land dry."
- 11) No inflammable article will be stacked/kept on the open space of land at a distance of 20 feet from center line of track which may get fire easily as safety measures of general public utility.
- 12) No big/tall trees will be planted on open space, which may restrict the visibility both of rail & road within 6 Mts. On applicants land, abutting to Railway Land.
- 13) No termination of any road abutting to Railway land will be made.
- 14) Any condition if found necessary by the Railway administration to incorporate in the certificate, will be acceptable and abiding to the applicant and if breach of any condition is noticed at a later stage, it will be attended by the applicant. The applicant and the Revenue Department will be responsible for compliance of all the conditions of this certificate.
- 15) The party will permit construction of drainage arrangement if found necessary subsequently by the Railway to carry effluents from Railway land to other disposal area through this land.
- 16) The design of proposed buildings foundation which abutting to exiting basement, this has to be checked by concerned authority (local body) before approval of design of foundation.
- 17) It should be ensured that boom or any part of the construction machinery should not project over the railway land at any stage of construction.
Please acknowledge the receipt.


20/9/18
DRM (Works) Ahmedabad.

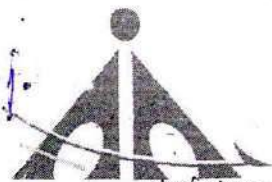
Encl:-Xerox copy of plan No. DRM/ADI/4670

LCO/NOC/ADI/230

C/- (i) **CE(G)CCG-** For kind information in reference to letter W/73/3/4/244(W-5) dtd. 06/09/2018.

(ii) **ADEN(NW)ADI & SSE(PW)VG** - For information please.

(iii) **Party-Govindbhai Vitthalbhai. Patel, Shridhar Alayam, Thaltej-Shilaj Road, Thaltej, Ahmeadabd-**For information please.



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

0129

संदर्भ संख्या: एएआई/एएन/एटीसीओ-61/1123/10465

दुतगामी डाक
दिनांक: 23.06.2017
29

सेवामें,

✓ श्री गोविंदभाई विठ्ठलभाई एवं अन्य,
(श्री तुषार मोरी के द्वारा),
खंड संख्या 37/882,
गुजरात गृह निर्माण मंडल, अंतिम बस ठहराव के समीप,
मेघानीनगर, अहमदाबाद, गुजरात-380016,
M-80000 05292.

विषय: अनापत्ति प्रमाणपत्र पहचान (NOC ID): AHME/WEST/B/062117/227524 का अनापत्ति प्रमाणपत्र जारी करने हेतु।

महोदय,

अनापत्ति प्रमाणपत्र पहचान (NOC ID): AHME/WEST/B/062117/227524 के लिए संलग्न अनापत्ति प्रमाणपत्र.

मालिक का नाम : Govindbhai Vithhalbhai & Others.

(अनापत्ति प्रमाणपत्र पहचान के अनुसार)

कार्यस्थल का पता : T.P.S.No- 405 Shilaj - Ambali, R.S.No.-697/A, 697/B,
(अनापत्ति प्रमाणपत्र पहचान के अनुसार) F.P. NO - 95, At- Shilaj, Taluka - Ghatlodiya, Dist -
Ahmedabad.

सधन्यवाद

(सुभाष चन्द्र)

सहा. महाप्रबन्धक (वा. या. प्र. - एन. ओ. सी.)

एवं सदस्य सचिव (एन. ओ. सी. सी.)

कृते विमानपत्तन निदेशक

FO

JECTS LLP

TNER



01/31

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Govindbhai Vithhalbhai & Others
At - F. P. NO. :- 85, Nr.Kaveri
Pratham, Shilaj, Ahmedabad

Date: 23-06-2017
Valid Upto: 22-06-2022

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	AHME/WEST/B/062117/227524
Applicant Name*	Tushar Mory
Site Address*	T.P.S.No- 405 Shilaj - Ambali, R.S.No.-697/A , 697/B, F.P. NO - 85, At- Shilaj , Taluka - Ghatlodiya , Dist - Ahmedabad, Shilaj,Ahmedabad,Gujarat
Site Coordinates*	72 28 35.21-23 02 46.94, 72 28 35.64-23 02 45.74, 72 28 36.47-23 02 47.52, 72 28 37.07-23 02 46.26,
Site Elevation in mtrs AMSL as submitted by Applicant*	53.767 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	203.77 M

*As provided by applicant

This NOC is subject to the terms and conditions as given below:

- Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"
- The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.
- No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 203.77 M, as indicated in para 2.

Page 1/2

राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.
- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

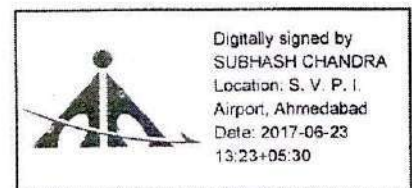
Chairman NOC Committee

Region Name: WEST

Address: Jt. General Manager Airports
Authority of India SVP
International Airport
Ahmedabad-3800003(Gujrat)

Email ID: nocahm@aai.aero

Contact No: 079-22863396



FOR, SWEETENED

Page 2/2

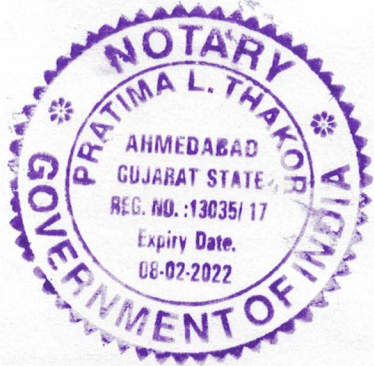
+ Aadhar card
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SERIAL NO. 8292 20 20


PRATIMA L. THAKOR
NOTARY
GOVT. OF INDIA

24 AUG 2020



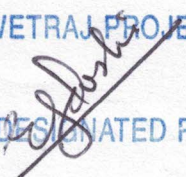
FORM 'B'
[See rule 3(4)]

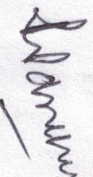
DECLARATION SUPPORTED BY AN AFFIDAVIT,

AFFIDAVIT CUM DECLARATION

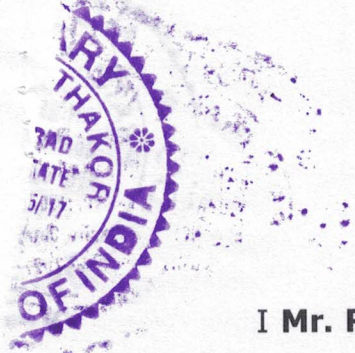
Affidavit cum Declaration of **Mr. RAJENDRA JASHVANTLAL DOSHI**, Age: Adult, Occupation : Business, Address : 201, Shaili High End Apartments, Shardamandir School Road, 50/51 Vasantkunj, Paldi, Ahmedabad Gujarat - 380 007, duly authorized Partner of Swetraj Projects LLP, a Limited Liability partnership firm for its project known as SWASTHI vide his authorization dated 14-10-2019.

FOR, SWETRAJ PROJECTS LLP


DESIGNATED PARTNER


NUTAN NAGARK SAKHARI BANK LTD.
LAW GARDEN BRANCH,
AHMEDABAD

STAMP DUTY
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SPECIAL ADHESIVE
RS. 000300
36995
GUJARAT
1615 1216708

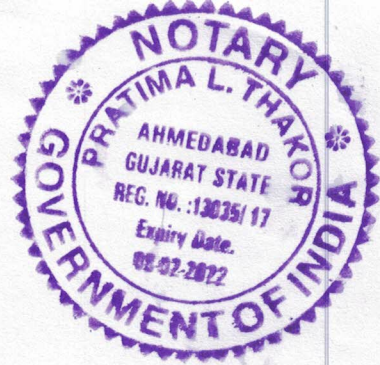


I **Mr. RAJENDRA JASHVANTLAL DOSHI**, duly authorized by the promoter Swetraj Projects LLP, a Limited Liability partnership firm for its project known as SWASTHI do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project SWASTHI is proposed.
2. We have availed the finance assistance of Rs. 5,00,00,000 (Five Crores Rupees) from Equitas Small Finance Bank at the rate of 14.25% p.a. for the tenor of 48 months. Other than this the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is dated: 31-09-2023
4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

FOR, SWETRAJ PROJECTS LLP

DESIGNATED PARTNER



7. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

FOR, SWETRAJ PROJECTS LLP

RAJENDRA JASHVANTLAL DOSHI

DESIGNATED PARTNER

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Shilaj, Ahmedabad on this 24th Day of August, 2020

RAJENDRA JASHVANTLAL DOSHI

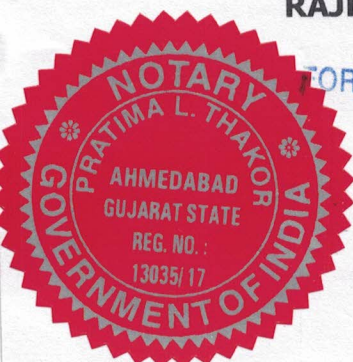
FOR, SWETRAJ PROJECTS LLP

DESIGNATED PARTNER

SOLEMNLY AFFIRMED
BEFORE ME

PRATIMA L. THAKOR
NOTARY

GOVT. OF INDIA





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

નામાંકન ક્રમ સંખ્યા/Enrolment No.: 0000/00388/28737

Download Date: 24/05/2017

To
રાજેન્દ્ર જશવંતલાલ દોશી
Rajendra Jashvantlal Doshi

S/O Jashvantlal Doshi
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Ahmadabad City
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ભારત સરકાર
Government of India



રાજેન્દ્ર જશવંતલાલ દોશી
Rajendra Jashvantlal Doshi
જન્મ તારીખ/ DOB: 26/11/1962
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મારો આધાર, મારી ઓળખ



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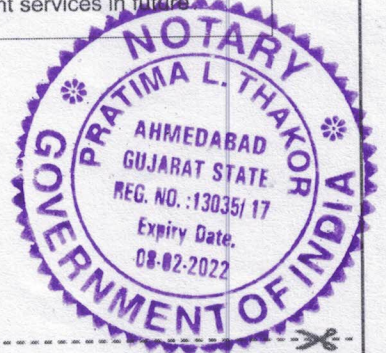
સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



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Unique Identification Authority of India

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S/O જશવંતલાલ દોશી, ૨૦૧,
શૈલી હાઇએન્ડ એપાર્ટમેન્ટ,
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