

GUJARAT INDUSTRIAL
DEVELOPMENT CORPORATION

(A GOVT. OF GUJARAT UNDERTAKING)

Tel. No. : (02646) 21351, 21403 (Direct 20300)

Fax : (02646) 51451



BY R.P.A.D.

Date : 3 / 02 / 1996.

Ref. :

Our Ref. : GIDC/DN-ANK/ 903

To,
M/s Ganesh Real Builders P.Ltd.,
Sardar Patel complex,
GIDC/ Ankleshwar.

Sub:- Allotment of commercial Plot No.1207 in Ankleshwar Indl.
estate....

Dear Sir,

We are indeed happy to welcome you in our Ankleshwar Indl.Estate and accordingly we are sending this allotment letter to you. We are enclosing herewith the form of agreement (Licence Agreement) in triplicate. Which you may duly execute and return to us. It is not necessary for you to execute this agreement in our present, but you could execute it and send it by post also.

1. The agreement forms are required to be signed by all the partners in case of partnership firm on each page.
2. It may be noted that if you fail to execute the agreement you within a period of 30 days from the date of allotment letter, you will liable to pay the interest on outstanding capital from the date of allotment till you get the allotment letter rescinded at your request.
3. On your sending the agreements duly executed to us, we will send you a possession advice and you will be required to obtain possession from our concerned Dy.Ex.Engineer
4. Details about your commercial plot are as under :-
 - 1) Commercial plot No.1207.
 - 2) Plot area 9027 Sq.mtrs.
 - 3) Rate of allotment price Rs.711/- per Sq.mtr. (Rupees Seven hundred eleven only)
 - 4) Total price of the comm.plot Rs.64,18,197/- (Rs.Sixty four lacs eighteen thousand one hundred x ninety seven only)

Term of payment of the balance amount :-

2. You ~~have~~ have already paid an amount of Rs.32,09,099/- (Rs. Thirty two lac nine thousand ninety nine only) being 50% of the total price of comm.plot. This is the offer amount and you are requested to make the payment of remaining 50% amount of Rs.32,09,098/- (Rs.Thirty two lac nine thousand ninety eight only.) in the following manner:-
 1. An amount of Rs.32,09,898 being the remaining 50% outstanding amount shall be payable with interest on reducing balance in 12 quarterly instalment with 18% rate of interest per annum as mentioned in the enclosed Annex. 'A'.
 2. Rate of quarterly instalment of capital is fixed at Rs.267425/-
 3. The first quarterly instalments falls due in the month of 3/96 and thereafter every quarterly you will be required to send the above mentioned amount by cheque/draft drawn in favour of GIDC to us.

pto....2/-

4. The rate of interest is 18% per annum subject to the policy of the corporation.
5. You may please note that the corporation levies penal interest at the rate of 3% over and above the normal rate of interest for amount in default.
6. You will be happy to note that the corporation gives 3% rebate on the balance price of plot if the remaining is paid on lumpsum at any stage and on such remaining amount. This facilities is also available even in case when the GSEFC make payment of the entire amount to us when obtain loan from them.
7. You shall have to comply with the provisions of water (Prevention and control of P ollution) Act 1974 and failure to observe these condition would entitle the corporation to disconnect your water supply and to resume possession of land.
- ✓ 8. Comm. Plot has been allotted for the purpose of commercial and residence . In case of change of commercial activities, other than the purpose of which it is allotted, prior permission of the corporation shall be necessary.
9. For requirement of water, rules of the corporation will be binding to you.
10. While approving the plans the Ex. Engr. would specifically mention on the plan it-self that the plans are approved for establishing a particular commercial activity.
11. You shall have to utilise commercial plot within a period of two years from the date of allotment.
12. Commercial plot is allotted on as is where is basis.
13. It is likely that the commercial plot allotted to you may not get minimum 50% construction advantage on the ground floor. In such an eventuality you will not make any dispute about it.
14. In case of certain commercial plots infrastructure facilities viz. road, water supply and electric line etc., amynot be available at present. It will be provided as early as possible. You shall neighter claim or for such facilities nor be entitled for any kind of relief on this count.
15. In no case, third party transfer of unutilised commercial plot shall be permitted.
16. Plot area be treated as tentative and exact area will be communicated on completion of the demarcation and wherever discrepancy would be noticed.
17. In case if you desire to form a partnership firm or private Ltd. Co., for undertaking the commercial activities original applicant shall have to maintain 51% share in the form and share holding in case of Pvt. Ltd. co. , and for all the times of raising the share capital. Failing to adhere to this stipulation, offer/allotment of commercial plot would be liable to be cancelled which may please be noted. However, approval of the corporation is necessary for the purpose.
- ✓ 18. Allottee shall have to use 10% (ten) of ~~plot~~ area for commercial activities on ground floor and construction is allowed up to three floor.
19. Allottee will not utilise plot for industrial purpose.



No. GIDC/ALT/100/1
 Date: 2-2-1997
 O/o. the Dy. Ex. Engineer,
 GIDC, Dub. Dn. Panoli/Bharuch.
 (A Govt. of Gujarat Undertaking)

REF : GIDC/IRM/ALT/

Dated :

POSSESSION RECEIPT

In pursuance of allotment of Plot No. 1207 measuring 90.7-00
 Sq. Mts./Shed No. _____ of _____
 housing quarter No. _____ situated in the H.S. TU state
 is handed over to me today i. e. on 2-2-96
 in good condition with following fixtures.

LIST OF FIXTURES :

- | | |
|-----|-----|
| (a) | (a) |
| (b) | (h) |
| (c) | (i) |
| (d) | (j) |
| (e) | (k) |
| (f) | (l) |

The said premises is bounded as follows :

- on or towards north by :-
- on or towards south by :-
- on or towards west by :-
- on or towards east by :-

12.0 Road
Plot no 1208
Plot no 1206 to 1202
30-0 Road

Possession taken over by :-
 Shri:

Possession handed over by :-
 Shri:

on behalf of M/s.
Kanesh Patel Builders Pvt. Ltd.

Signature: [Signature]
 Designation: District

Signature
 Designation

[Signature]
 Addl. Asst. Engineer
 Sub Div No 4,
 ANKLESHWAR.

Counter signed by G.I. D/C
 Dy. Ex. Engineer,
 GIDC, Panoli/Bharuch.

Place :

Place :

Date :

Date :

(If you have anything to say in term of missing fixtures, Please mention overleaf at the time of taking possession itself and no complaints will be entertained later on.)

Copy : F. W. C. To,

- 1) M/s. Kanesh Patel Builders Pvt. Ltd.
- 2) XFN-II, GIDC, Ankleshwar,
- 3) R.M. II, GIDC, Ankleshwar,
- 4) Sr. A/c. Officer, GIDC, Gandhinagar,
- 5) S.E. (Electrical) GIDC, Gandhinagar,
- 6) A.O. GIDC, Ankleshwar.

TRUE COPY

[Signature]
 Assistant Engineer
 Panoli/Bharuch
 District Panoli/Bharuch

પહોંચ લંબર ૨૭૫૧ દસ્તાવેજનો અરજીનો E No 2227147

તા. ૨૫/૦૫/૨૦૨૩ માટે જાહેરવહી સને ૨૦૨૩.....

દસ્તાવેજનો પ્રકાર કચ્છી

રજૂ કરતારનું નામ : ASHWARYA CO.OP.HSG. (SERVICES) SOC. LTD.

ત્રીચે પ્રમાણે કી પહોંચી

- રજીસ્ટ્રેશન કી **SECRETARY** **PRESIDENT**
- નકલ કરવાની કી સાર્જડ/કોલીનો
- શેરાની નકલ કરવા માટે કી
- ટપાલ ખર્ચ
- નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)
- શોધ અગર તપાસકી ડૉ. દેવેશભાઈ
- દંડ કલમ-૨૫ જી.પી.
- કલમ-૩૪ (કલમ-૫૭)
- નકલ કી કોલીયો
- આ સિવાયની બાબતોની કી
- બાબત (પાછળ જુઓ) નંબર
- " " "
- " " "

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૩૦૦૦	
૩૦૦૦	

કુલ એકંદર રૂ...

દસ્તાવેજ કલ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે. કચેરીમાં આપવામાં આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

.....
.....
.....
અગર ને આપશો.

રજૂ કરતારની સહી, **ASHWARYA CO.OP.HSG. (SERVICES) SOC. LTD.**

SECRETARY **PRESIDENT**

જાહેરવહી
જાહેરવહી,
રજૂ કરતાર,
(પાછળ જુઓ)

તપસીલ

૧. આર્ટિકલ ૧૮ પ્રમાણે વધારાની નોંધણી ફી
૨. મુકાબલ ફી.
૩. ફાઇલે કરવાની ફી.
૪. આર્ટિકલ ૧૨ અને ૨૦.
૫. મુખત્યારનામાં ઉપર સહી કરવાની ફી.
૬. ખાનગી મકાને જવાની ફી.
૭. સચવામણી ફી.
૮. સીલબંધ વસિયતનામું અનામત મુકવાની ફી.
૯. તે ખુલ્લું કરવા બદલ ફી.
૧૦. તે પાછું આપવા બદલ ફી.
૧૧. કમિશન ફી.
૧૨. નર્સ અગર સ્ત્રી મદદગાર માટે ફી.
૧૩. ઓછી લીધેલ ફી.
૧૪. ડેડસ્ટોક સામાનની લીલામથી આવેલી રકમ.
૧૫. નકલો પોસ્ટથી મોકલવાનો ખર્ચ.
૧૬. વાટચાલી ખર્ચ.
૧૭. ભથ્થું.



દસ્તાવેજ પાછો આપ્યો.

રાબ-રજીસ્ટ્રાર.

તપસીલ

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