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Dilip Patel  
9925024000

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1,58,760



**AHD-4 PALDI**

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**2019**

SERIAL No. 110336. DATE :- 3-7-19  
 NAME OF THE PURCHASER :- *W/O A. D. Jodhpur*  
 ADDRESS :- *S/O Highway, Ahmedabad*  
 VALUE Rs. : *1,58,760/-*  
 LICENCE No. GUJ/SOS/AUTH/AV/351/2012  
 NUTAN NAGARIK SAHAKARI BANK LTD.  
 Regency Plaza, 100 Ft. Road,  
 Vejalpur, AHMEDABAD - 380 015.

**SALE DEED**

=====

SALE DEED of Property bearing Unit No.A-701 on the Seventh Floor admeasuring about 730.28 sq.feet i.e. 67.87 sq.mtrs (carpet area) in the scheme known as "SANKALP ICONIC TOWER" alongwith 17.14 sq.mtrs of undivided share in the land bearing Final Plot No.29 of Town Planning Scheme No.51 (Survey No.351 of Village : Jodhpur i.e. Old Survey No.1024 of Village : Vejalpur admeasuring 5059 sq.mtrs) situate, lying and being at MOUJE: JODHPUR, Taluka: Vejalpur (Old Taluka: Ahmedabad City West) in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) for a consideration of **Rs.32,40,000/-**

NUTAN NAGARIK SAHAKARI BANK LTD.  
 REGENCY PLAZA, 100 FT. ROAD  
 VEJALPUR, AHMEDABAD - 380 015

REGISTRATION NO. 36  
 VALUE IN RS. 01





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This Sale Deed is made on 3 Day of <sup>Jan</sup>~~December~~, 2019  
between:

**VSP DAIRY INDUSTRIES, A Partnership Firm**, having its Office at Opp. Panchvati Hotel, 303, Circle P Building, Above Honest Restaurant, S.G.Highway, Ahmedabad, Gujarat **through its Authorised Signatory Sokhi Prashant Vadodariya**  
[PAN AALFV2388P]

(which expression shall unless it be repugnant to the context meaning thereof mean and include **VSP DAIRY INDUSTRIES, A Partnership Firm** and its Partners presently and from time to time and their legal heirs, successors, administrators, executors, assignees, etc.) hereinafter called as "**THE PARTY OF THE FIRST PART**" or "**PURCHASER**".

A N D

**SANKALP VENTURE LLP (Limited Liability Partnership)**, having its Office at Sankalp Corporate House, B/h. Cooking Culture Restaurant, Nr. Rajpath Club, Satellite, Ahmedabad **through its Authorised Working Partner ROBIN RAMAVTAR GOENKA**  
[PAN ACZFS2243J]

(which expression shall unless it be repugnant to the context meaning thereof mean and include **SANKALP VENTURE LLP (Limited Liability Partnership)** and its Partners presently and from time to time and their legal heirs, successors, administrators, executors, assignees, etc.) hereinafter called as "**THE PARTY OF THE SECOND PART**" or "**SELLER**".

WHEREAS the Party of the Second Part is the owner and seized  
of Property bearing Unit No A-701 on the Seventh





## રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૧૯૦૦૪૦૦૦૨૯૭ દસ્તાવેજ નંબર ૧૨૨ દસ્તાવેજ વર્ષ ૨૦૧૯  
તારીખ ૩ માહે જાન્યુઆરી સને ૨૦૧૯

દસ્તાવેજનો પ્રકાર: માલિકી ફેરખત/વેચાણ

અવેજ ૩૨૪૦૦૦૦.૦૦

રજુ કરનારનું નામ Dilipkumar C. Patel

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૩૨૪૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૩૦૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....

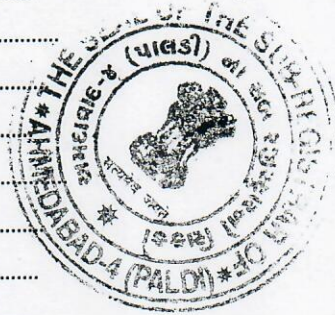
શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી .....



કુલ એકંદરે રૂ. ૩૨,૭૦૦.૦૦

અંકે રૂપીયા બત્રીસ હજાર સાત સો પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sankalp Cororate House, Satellite, Ahmedabad

અગર

ને આપશો

રજુ કરનારની સહી

B. V. PATEL  
સબ રજીસ્ટ્રાર-  
અમદાવાદ-૪ પાલડી



અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paidi

સર્વે નંબર પેટા વિલગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તે)	આકાર અથવા જુદી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
સર્વે નં-351, (જુના વેજલપુરના સર્વે નં-1024) ટીપી નં-51, ફાઇનલ પ્લોટ નં-29, ચુનિટ નં-એ/701 સેવન્થ ફ્લોર, ક્ષેત્રફળ- 730.28 ચો. ફુટ થાને કે 67.87 ચો.મી. કાપેટ ચરીયા વાળી મીલકત, સંકલ્પ આઇકોનિક ટાવર		Sankalp Venture LLP Through Its Authorised Working Partner Robin Ramavtar Goenka	VSP DAIRY INDUSTRIES THROUGH ITS AUTHORISED SIGNATORY SOKHI PRASHANT VADODARIYA	03/01/2016 03/01/2016	૧૨૨	



કીનલ પટેલ ની તારીખ : 03/01/2016 ના રોજની

અરજી નંબર : ૨૦૮

પહોંચ નંબર : ૨૦૧૬૦૦૪૦૦૦૩૪૩

તારીખ : 03/01/2016

સહ-રજીસ્ટ્રાર

એસ.આર.ઓ - 4 Paidi

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.



AHD-4 PALDI

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alongwith 17.14 sq.mtrs of undivided share in the land bearing Final Plot No.29 of Town Planning Scheme No.51 (Survey No.351 of Village : Jodhpur i.e. Old Survey No.1024 of Village : Vejalpur admeasuring 5059 sq.mtrs) situate, lying and being at MOUJE: JODHPUR, Taluka: Vejalpur (Old Taluka: Ahmedabad City West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) more particularly described under the schedule hereunder written (hereinafter referred to as "**THE PROPERTY**").



The Party of the Second Part herein i.e. SANKALP VENTURE LLP (Limited Liability Partnership) had purchased the land admeasuring 3036 sq.mtrs of Final Plot No.29 of Town Planning Scheme No.51 (Survey No.351 of Village : Jodhpur i.e. Old Survey No.1024 of Village : Vejalpur admeasuring 5059 sq.mtrs) situate, lying and being at MOUJE: JODHPUR, Taluka: Vejalpur (Old Taluka: Ahmedabad City West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) from Prahladbhai Ambalal Patel, Somabhai Ambalal Patel, Govindbhai Ambalal Patel, Chaturbhai Ambalal Patel, Dipen Prahladbhai Patel & Nikunj Prahladbhai Patel by a Sale Deed, which was registered before the Sub Registrar of Ahmedabad under serial No.1600 dated 25-02-2016.

Collector Ahmedabad granted Non Agricultural Use permission for commercial purpose in respect of the said land by his order bearing No.NA/SR-1300/2015 dated 12-01-2016.

Plans for proposed construction of commercial scheme were approved submitted for approval, which were approved by Ahmedabad Municipal Corporation in case No.BHNTI/NWZ/310813/GDR/A0326/R1/M1 and granted permission for construction vide Commencement Certificate No.9995/310813/



AHD-4 PALDI

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The Party of the Second Part after obtaining necessary permission has floated a commercial scheme known as "SANKALP ICONIC TOWER".

The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI, VII and other relevant revenue record showing the nature of the title of the Party of the Second part to the project land on which the scheme is constructed and have also been inspected by the Party of the First Part and he/they is/are satisfied in respect of the same.

The said Project is registered under Gujarat Real Estate Regulatory Authority (RERA) under registration No.PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA00037/310817 dated 31-08-2017.

On demand from the Party of the First Part the Party of the Second Part has given inspection to the Party of the First Part of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016.

The Party of the First Part approached the Party of the Second Part and expressed his desire and willingness to buy the above property and after negotiation the Property bearing Unit No.A-701 on the Seventh Floor admeasuring about 730.28 sq.feet i.e. 67.87 sq.mtrs (carpet area) in the scheme known as "SANKALP ICONIC TOWER" alongwith 17.14 sq.mtrs of undivided share in the land bearing Final Plot No.29 of Town Planning Scheme No.51 (Survey No.351 of Village : Jodhpur i.e. Old Survey No.1024 of Village :





AHD-4 PALDI

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District of Ahmedabad-4 (Paldi) to the Party of the First Part and as such this Sale Deed is executed between the parties, as agreed upon as under :

1. It is assured by the Party of the Second Part that it is seized and possessed and owner of the property and no person has any right, charge, lien or encumbrance over the property and is free from all reasonable doubts.
2. The right, titles of the property are clear and marketable and the property or part thereof is not given to any person in any manner till date and the same is not under the direct or indirect charge of any person, Firm, Company, Bank or financial institution and no charge, right, lien or encumbrance is created over the property.
3. The property or part thereof is not given in any manner to any person and the Party of the Second Part are entitled to sell the property.
4. The Party of the Second Part have sold the property to the party of First Part for consideration of **Rs.32,40,000/- (Rupees Thirty Two Lakhs Forty Thousand Only)**, which is inclusive of AMC, Torrent Power Charges & Common Amenities and exclusive of Society Maintenance Deposit, Running Maintenance, Legal Charges & other Government Levy's.
5. The Party of the First Part has paid full consideration as per the particulars mentioned hereunder :



AMOUNT	PARTICULARS
Rs.32,40,000/-	Paid by Cheque No. 000054 dated 08-12-2018



AHD-4 PALDI

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6. It is confirmed by the Party of the Second Part that the full amount of consideration is received from the Party of the First Part and against that the vacant and peaceful possession of the property is handed over to the Party of the First Part to his satisfaction by the Party of the Second Part.
7. It is confirmed by the Party of the First Part that the said property is handed over in good and proper condition completely and other required amenities, facilities and services as per the plans, specifications and designs seen and approved by the Party of the First Part with additions, alterations or changes made therein as per the request of the Party of the First Part at their risk, cost and consequences.
8. It is further agreed and confirmed by the Party of the First Part that they will not hereafter be entitled to make any complaint or raise any dispute or grievance about the plans, specifications, design, material used in the construction of the property and workmanship of the said property and the said "SANKALP ICONIC TOWER" Project in general.
9. The Party of the Second Part hereby states that stairs, passage, common area of the scheme and the compound wall of the scheme will always remain common co-ownership of the members of "SANKALP ICONIC TOWER" and its repairing, re-construction or maintenance including common electricity bill, housekeeping charges, lift maintenance, liftman salary and lift electricity bill will be borne by the members of the scheme in equal contribution, which is accepted by the Party of the First Part.
10. The Party of the Second Part hereby confirms that no member of "SANKALP ICONIC TOWER" including the Party of





or any type of encroachment in the common area and utilities.

11. The Party of the Second Part hereby confirms that members of "SANKALP ICONIC TOWER" including the Party of the First Part will be allowed to use general/common amenities of the scheme and will not be entitled to raise any objection or create dispute regarding the same in future.
12. The Party of the Second Part has sold the above property to the Party of the First Part with the condition that the property is to be utilised only for commercial/Office purpose and not for any other purpose other than for which the property is conferred, which may result into nuisance or annoyance to other members of the scheme or for any illegal or immoral purposes. No member will be allowed to operate the premises for business of consulting clinics, consulting hospital, restaurant, tutorial classes, hobby classes or any such type of business or profession as specified herein above.
13. The Party of the First Part hereby agree and confirm that, if they are desirous to use the premises for extended hours after 9 p.m. they will have to follow the rules and regulations, which are framed by the Seller/Developer/Service Society and their amendments from time to time for which they will be required to seek the permission of the Seller/Developer/Service Society.
14. It is informed by the Party of the Second Part that the members of the scheme "SANKALP ICONIC TOWER" including Party of the First Part will use the bore well, underground and overhead water tank, fire safety





15. It is informed by the Party of the Second Part that all the general/common amenities in the building will be used by the members as per the guidelines set out by the Seller/ Developer/Service Society and its rules framed and amended from time to time. The members will have to put their name plates at the designated place provided by the Seller/ Developer and not at any other place in the building. The front door of each unit will be kept same and hence cannot be changed by the Party of the First Part or any other person/members.
16. It is informed by the Party of the Second Part that the members of the scheme "SANKALP ICONIC TOWER" including Party of the First Part cannot change the name of the scheme and further they are not entitled to make changes in the front elevation of the building or colour scheme of the building. The outdoor unit of all the Air Conditioner are to be installed only in the duct specifically provided behind the washroom/toilet in the premises and at any other place, which may spoil the beauty and elevation of the building.
17. Party of the Second Part will form maintenance Society for effective administration and maintenance. Party of the First Part will have to compulsorily register as the Member of the Service Society and from the date of execution of the Sale Deed, Party of the First Part will (automatically) become the member of the Service Society and will have to abide by the Rules and Regulation of the Service Society presently or as amended in future. For the maintenance of "SANKALP ICONIC TOWER" Scheme they will have to pay maintenance deposit and the monthly/yearly maintenance as specified by









AHD-4 PALDI

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of the First Part that in future, if any penalty, premium, Betterment Charges or any other charges are levied by AMC or any other Authority for the said property, the same shall be borne and paid by the Party of the First Part pertaining to individual Unit or common in nature.

21. It is agreed and confirmed by the Party of the First Part that they will neither make any temporary or permanent addition or alternations in the structure of the property, nor shall do anything which may cause damage or which may weaken the structure of the Building, like slab, columns, beams, load bearing walls, etc. Similarly, the Party of the First Part will not also, cover the cut outs/ducts or any other space provided by the developer. The Party of the First Part otherwise shall not do anything which in the opinion of the Service Society does not maintain proper decorum and decency to the Building/Project.
22. The Party of the First Part will not throw dirt, rubbish, garbage, trash or any other items and refuse or permit the same to be thrown out from their property in the common passages, compound or any portion of the said building.
23. It is confirmed by the Party of the First Part that the Lift/Elevators facility in this scheme shall be used as per rules and regulations of the Maintenance Society and as far as possible economically. The Servants of the Party of the First Part shall use the said special Service lift/elevators and they will take proper care and co-operate. The Members of the scheme will particularly inform their staff not to use the lift often or unattended due to Safety and Maintenance reasons. The quality of lift/Elevators Installed in the Building are of Standard quality. Therefore any injury due to wrong or





AHD-4 PALDI

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demand such damages/compensation from the Party of the Second Part.

24. The Party of the Second Part or his legal heirs, will not claim by way of any right over the property in future.
25. It is assured by the Parties of Second Part that common maintenance, Government, Semi Government taxes including Ahmedabad Municipal Corporation Property Taxes and Electricity charges and all other taxes and expenses in respect of the property are to be paid by the Party of the Second Part till the date of Sale Deed of unit to the Party of the First Part. From the date of Sale Deed all the taxes and other levies, etc. are to be paid by the Party of the First Part .
26. No litigation in respect of the property is pending in any Court of Law. No Court has granted any attachment or injunction order by which the Party of the Second Part are restrained from transferring or selling the property and no notice has been received by them from any Court of Law.
27. It is assured by the Party of Second Part that the property or part thereof is neither in acquisition nor requisition of any Government or Semi Government, or Corporation and no notice has been served on them till date.
28. It is assured by the Party of Second Part that there is no claim of maintenance made in any Court of Law in respect of this property, and no notice has been served to them till date.
29. The Party of the Second Part will fully co-operate the Party of the First Part for transfer of the property before any authority and will sign all necessary papers, applications, letters,





AHD-4 PALDI

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30. The property does not come under the disturbed area as declared by the State Government no permission is required to be obtained under The Disturbed Area Act, 1991.

31. All expenses such as Stamp Fees, Registration Fees, Advocate Fees etc are to be borne by the Party of the First Part .

The above sale deed is executed by the parties of both the part by their own and free Will, without undue influence and coercion, which is binding not only to the parties of both the part, but also to their legal heirs, successors, administrators, executors, assigns etc., and for the same they have signed hereunder in presence of Witnesses.

#### SCHEDULE

All that piece and parcel of Property bearing Unit No.A-701 on the Seventh Floor admeasuring about 730.28 sq.feet i.e. 67.87 sq.mtrs (carpet area) in the scheme known as "SANKALP ICONIC TOWER" alongwith 17.14 sq.mtrs of undivided share in the land bearing Final Plot No.29 of Town Planning Scheme No.51 (Survey No.351 of Village : Jodhpur i.e. Old Survey No.1024 of Village : Vejalpur admeasuring 5059 sq.mtrs) situate, lying and being at MOUJE: JODHPUR, Taluka: Vejalpur (Old Taluka: Ahmedabad City West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) and bounded as under:-

On or towards East : Passage & Common Stairs area  
On or towards West : Open to Sky  
On or toward North : Open to Sky  
On or towards South : Unit No.A-702





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*Goenka*

SANKALP VENTURE LLP

(Limited Liability Partnership)

through its Authorised Working Partner

ROBIN RAMAVTAR GOENKA



WITNESSES

(1) *[Signature]*

(2) *[Signature]*



AHD-4 PALDI

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**PHOTOGRAPH OF THE PROPERTY SOLD**



*Sankalp*

VSP DAIRY INDUSTRIES, A Partnership Firm  
through its Authorised Signatory  
Sokhi Prashant Vadodariya

*Sankalp*

SANKALP VENTURE LLP  
(Limited Liability Partnership)



AHD-4 PALDI

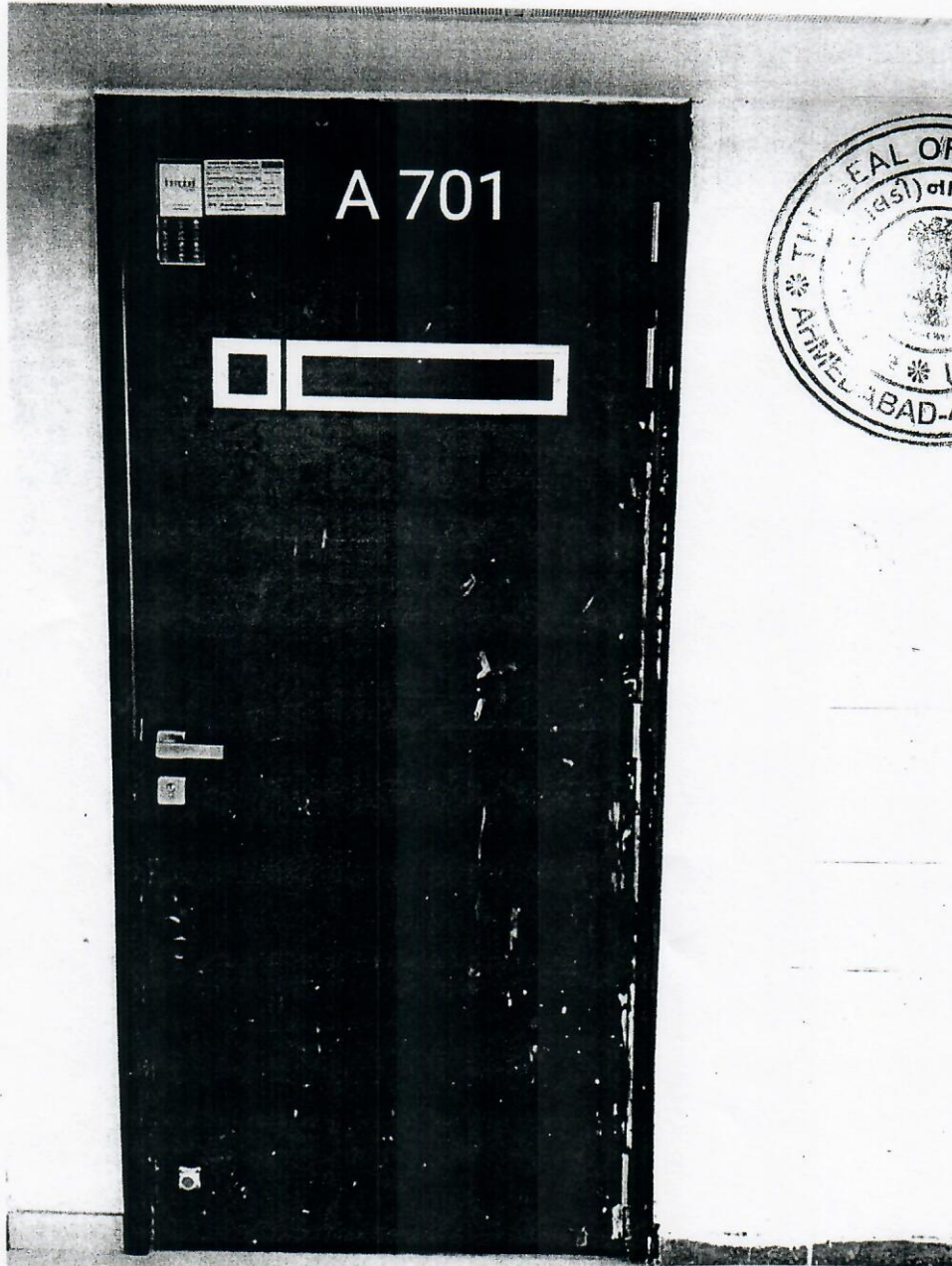
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*Sokhi*

VSP DAIRY INDUSTRIES, A Partnership Firm  
through its Authorised Signatory  
Sokhi Prashant Vadodariya

*Sankalp*

SANKALP VENTURE LLP



**SCHEDULE AS PER SECTION 32(A) OF REGISTRATION ACT**

**PURCHASER**



*Prashant*



VSP DAIRY INDUSTRIES, A Partnership Firm  
through its Authorised Signatory  
Sokhi Prashant Vadodariya

**SELLER**



*Goenka*



SANKALP VENTURE LLP  
(Limited Liability Partnership)  
through its Authorised Working Partner  
ROBIN RAMAVTAR GOENKA







AABAD MARKETING PVT LTD SALARY SHEET MONTH OF DEC -18							
Sr.No.	Name	Amount	BANK CHARGE S	Bank Name	Account Number	IFSC Code	Branch
1	NEETU YADAV	10510	5.90	SYNDICATE BANK	50612610000221	SYNB0005061	MUMBAI SUNDER NAGAR(MALADWEST)
2	RASHMI ARORA	10510	5.90	ICICI BANK	357801000311	ICIC0003578	AMRITSAR MANDI CHHEHARTA
3	MISS RATHNAMMA H	11560	5.90	VIJAYA BANK	127801111000052	VIJB0001278	KOWDLE, KARNATAKA
4	DOMMA MADHAVI	10510	5.90	BANK OF BARODA	46230100004446	BARB0KOMPAL	KOMPALLY
5	MANJULA	10510	5.90	ANDHRA BANK	143510100051199	ANDB0001435	RAJRAJESHWARI NAGAR BANGLORE
6	FULAWANTI DEVI	10510	5.90	BANK OF BARODA	02688100000198	BARB0RANDER	RANDER,SURAT,GUJARAT
7	KIMAYA KEDAR DOLAS	11473	5.90	UNION BANK OF INDIA	316702010043195	UBIN0531677	DADAR WEST
8	RAJINDER KAUR	10510	5.90	PUNJAB NATIONAL BANK	0242000125600196	PUNB0024200	INDUSTRIAL AREA, JALANDHAR
9	ASHWINI AMIT DINGAM	10510	5.90	KOTAK MAHINDRA	7212178909	KKBK0001915	DWARKA NASHIK
10	ASMA QUIRESHI	2382	2.95	UCO BANK	19920110029350	UCBA0001992	SATELLITE
11	PRATIBHA MISHRA	7426	2.95	BANK OF INDIA	7339103100000008	BKID0007339	KANPUR
12	NITIN FUTANE	19450	5.90	SYNDICATE BANK	51022010014314	SYNB0005102	M.G.ROAD AHMEDNAGAR
13	JALINDER TAMBE	12475	5.90	BANK OF MAHARASHTRA	20204312679	MAHB0000130	OTUR
14	VIDYANAND DAHAT	13458	5.90	ANDHRA BANK	108710100033829	ANDB0001087	MARGAO GOA
15	SHRIKANT SURVE	10475	5.90	BANK OF BARODA	30770100005017	BARB0THAVIL	THAKUR VILLAGE
16	KRUSHNA NIWATE	8510	5.90	THE SARSWAT CO OP BANK	003203100002391	SRCB0000003	CHEMBUR, MUMBAI
17	C JAI SHANKAR	14194	5.90	INDIAN OVERSEAS BANK	165401000012952	IOBA0001654	BOMMANAHALLI
18	YOGITA RAJESH JAISWAL	16000	5.90	UNION BANK OF INDIA	6263020100005607	UBIN0562637	AKURDI
19	SEEMA SHRIKHANDE	10165	5.90	PMC BANK	022100100018274	PMCB0000022	Bhandup West
		211138	106.20				
	<b>Total</b>		<b>211244.2</b>				



દ.નં. 722 તા 3/7/19

AHD-4 PALDI

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:: પરીશિષ્ટ ::

2019

નોંધણી અધિનિયમ-1908 ની કલમ-34 ની પેટા કલમ-3 મુજબનું ચેકલીષ્ટ

અ.નં.	પ્રશ્ન	જવાબ (હા કે ના)
લખી આપનાર, સંમતિ આપનાર કે તેઓના કુ.મુ.ને પુછવાના પ્રશ્નો :		
1	લેખમાં દર્શાવ્યા મુજબ... (મહેસૂલી ગામનું નામ) ગામની સ.ન..... ટી.પી..... એફ.પી..... વિગેરેમાં આવેલ... નામની યોજનાના ફ્લેટ/ઓફીસ/ફ્લુકાન. .... નો (લેખનો પ્રકાર) લેખ કરી આપેલ છે?	-૬1-
2	લેખમાં દર્શાવ્યા મુજબ ... (ચો.મી./હે.આરે.ચો.મી./એ.ગું./વીધા વિ.) બીનખેતીની મિલકત માટે લેખ કરી આપેલ છે ?	-૬1-
3	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	-૬1-
4	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવીને, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબુલ રાખો છો ?	-૬1-
5	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે ?	-૬1-
6	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિ/ઓ.એ સહી/અંગુઠાનું નિશાન કરેલ છે?	-૬1-
7	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	-૬1-
8	ઓળખાણ આપવા સારૂ તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છો ?	-૬1-
ઓળખાણ આપનારને પુછવાના પ્રશ્નો :		
1	દસ્તાવેજ લખી આપનાર વ્યક્તિ ઓ/ કે જેઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ?	-૬1-
2	દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિઓ એક જ છે ?	-૬1-
3	કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી એવી તમે ખાતરી આપો છો ?	-૬1-



વેચાણ આપનાર/સંમતિ આપનાર/કુ.મુ. ની સહી-

*[Signature]*

ઓળખાણ આપનારની સહી-

*[Signature]*

*[Signature]*



**AHD-4 - PALDI****122**

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**2019**

03/01/19 3:08:44 pm

Version:1.1.2018.7

Serial No. 122  
Presented of the office of the Sub-Registrar of  
**S.R.O - Ahmedabad-4** Between the hour of  
**Paldi** 14 to **15** on Date **03/01/2019**

Receipt No :- **2019004000297**  
Received Fees as following  
Registration Rs. 32400  
Side Copy Fee ( 30 ): 300  
Side Copy Fee  
Other Fees 0  
TOTAL :- 32700



Dilipkumar C. Patel



Sub Registrar

S.R.O - Ahmedabad-4 Paldi

Sub Registrar

S.R.O - Ahmedabad-4 Paldi

Dilipkumar C. Patel, Manager, Sankalp Cororate House, Satellite, Ahmedabad  
જેઓ દસ્તાવેજ કરી આપનાર, Sankalp Venture LLP Through Its Authorised Working Partner Robir  
Ramavtar Goenka, Working Partner ઉમર/વર્ષ 0.00ના કુલમુખત્યાર છે.  
તેઓ એ દસ્તાવેજ કરી આપવાનું સ્વીકારે છે

Sub Registrar

S.R.O - Ahmedabad-4 Paldi

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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Acceptor (Sec-33)

1.000	Dilipkumar C. Patel Sankalp Cororate House, Satellite Ahmedabad	50			
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**AHD-4 - PALDI**

**122**

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**2019**

03/01/19 3:08:44 pm Version:1.1.2018.7

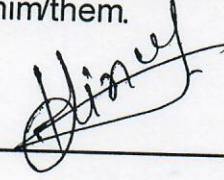
1 Kinal B Patel  
205, Sagun Complex, Navrangpura, Ahmedabad



2 SANJAY D. CHAUHAN  
Sankalp House. RAJPATH CLUB. S.G. HIGH WAY AHMEDABAD

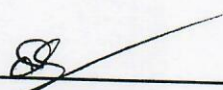


State that they personally known  
above named executant and  
Indetifies him/them.

1. 

2. 

Date 3 Month January-2019

  
B. V. PATEL  
Sub Registrar  
S.R.O - Ahmedabad-4 Paldi

Produced Form No.1  
for finalise the  
Marketvalue.  
Date : 03/01/2019

  
B. V. PATEL  
Sub Registrar  
S.R.O - Ahmedabad-4 Paldi



AHD-4 - PALDI

122


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2019

03/01/19 3:08:44 pm

Version:1.1.2018.7


Verified PAN No/GIR No as per  
IncomeTax Rules 1962.

Executant No. 

Claimant No. 

Conformer No.

Date : 03/01/2019

  
( B. V. PATEL )

Sub Registrar  
S.R.O - Ahmedabad-4 Paldi

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

Date 03/01/2019

  
( B. V. PATEL )

Sub Registrar  
S.R.O - Ahmedabad-4 Paldi

નોંધણી સર નિરક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા. ૨૨/૦૫/૨૦૧૫ ના પરિપત્ર  
ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા. ૧૧/૧૧/૨૦૧૬  
ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૮૨ થી ૩૨૭૫૭ મુજબ લખી  
આપનાર નં  
ને દસ્તાવેજોની વિગતે સમજુત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની  
ઓળખ ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯  
હેઠળની કાર્યવાહી પુરી કરી.

  
B. V. PATEL

"સબ રજીસ્ટ્રાર"

S.R.O - Ahmedabad-4 Paldi



**AHD-4 - PALDI**

**122**

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**2019**

03/01/19 4:12:59 pm

Version:1.1.2018.7

1	Book No.	122	Registered No.
Date : 03/01/2019			

( B. V. PATEL )

Sub Registrar  
S.R.O - Ahmedabad-4 Paldi





