

late

594809

Transfer of
Surbahat
Cote

15-9-23
12:20

DEED OF ALLOTMENT

-: Property Schedule:-

Office No. **A-707** "SURAT
DIAMOND BOURSE", being
constructed on lease hold land
admeasuring 143825.40 sq.mts.
carved out from land bearing
Block No. 177 of Village-Khajod,
Taluka-Majura, District-Surat

Promoter/ Bourse

SDB Diamond Bourse

The Member- Allottee

UNIQUE GEMS

Mo.: 98790 54755
98988 88151

**B. N. Antala
N. B. Patel**

Advocate
7, Shreeji Aavas, Minibazar,
varachha Road, Surat



e-Challan

Inspector General of Registration
Revenue Department
Government of Gujarat

SRT/5/ALN

12603

1/25

2023

| | | | |
|----------------------------|----------------|----------------------------------|---------------------|
| Application No (અરજી નંબર) | 20231101594809 | Printed On (પ્રિન્ટ કર્યા તારીખ) | 12/09/2023 17:01:11 |
|----------------------------|----------------|----------------------------------|---------------------|

| Transaction No (ટ્રાંઝેક્શન નંબર) | Account Head (ખાતાનું હેડ) | Amount (Rs.) (રકમ) | Bank CIN (બેંક સી.આઇ.એન.) | Date (તારીખ) | Bank Branch (બેંક શાખા) |
|-----------------------------------|-----------------------------------|--------------------------|---|-------------------|-------------------------|
| 20230904351588798 | Registration Fee (0030-03-104-00) | 397700.00 | 5700001355100300409 2381250 | 04-09-2023 | SBIEPAY |
| Page Fee (પેજ ફી) | (41) 820 | Other (અન્ય) | 0 | Postage (પોસ્ટેજ) | 0.00 |
| Registration Fee (નોંધણી ફી) | 396880.00 | Fee Exemption (ફી માફી?) | No | અવેજ ની રકમ | 39687911.00 |
| Total Amount (કુલ રકમ) | 397700.00 | In Words (શબ્દોમાં) | Rupees Three Lac Ninety Seven Thousand Seven Hundred Only | | |

| Payee Details (નાણા સરનારની વિગત) | | | |
|-----------------------------------|--------------------|----------------------------------|------------------------|
| Name (નામ) | SDB Diamond Bourse | Office District (કચેરીનો જિલ્લો) | SURAT |
| Address (સરનામું) | | Office Name (કચેરીનું નામ) | S.R.O-Surat - 5 Althan |
| Mobile (મોબાઇલ નંબર) | 7227034505 | E-Mail (ઈ-મેલ) | admin2@sdbbourse.com |
| PAN (પાન નંબર) | | Year (વર્ષ) | 2023-2024 One time |

| | |
|---------------------------------|---|
| Property Details (મિલકતની વિગત) | Moje - Khajod, Ta- Majura, Dist- Surat, Block No. - 177, Surat Diamond Bourse Unit No. A-707, |
|---------------------------------|---|

| | |
|-------------------|--|
| Remarks (ટીપ્પણી) | |
|-------------------|--|

સુરત-૫(ગલથાણા)

SDB Bourse

ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે. ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે. ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું કોજદારી ગુનો બને છે.



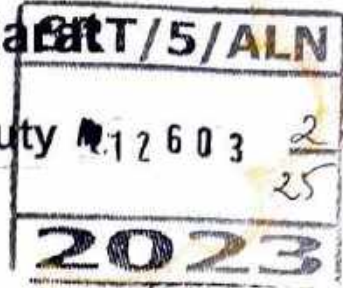
IN-GJ21548828635883V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ21548828635883V

Certificate Issued Date : 10-Aug-2023 01:08 PM

Account Reference : IMPACC (SV)/ gj13160404/ NANPURA/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1316040461598108094342V

Purchased by : UNIQUE GEMS

Description of Document : Article 20(a) Conveyance - Immovable Property

Property Description : DI-SURAT, TA-MAJURA, MOJE-KHAJOD, B.NO.177,
SURAT DIAMOND BOURSE, UNIT NO.A-707

Consideration Price (Rs.) : 3,96,87,911
(Three Crore Ninety Six Lakh Eighty Seven Thousand Nine Hundred And Eleven only)

First Party : UNIQUE GEMS

Second Party : SDB DIAMOND BOURSE

Stamp Duty Paid By : UNIQUE GEMS

Stamp Duty Amount(Rs.) : 19,44,800
(Nineteen Lakh Forty Four Thousand Eight Hundred only)



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shikistamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the authenticity is on the users of the certificate.
4. In case of any discrepancy, please inform the Competent Authority.



(CONVEYANCE)

DEED OF ALLOTMENT**FOR Rs. 3,96,87,911/-**

This Indenture of Transfer is executed at **SURAT** on this 15th day of Sept, 2023 by and **BETWEEN**

UNIQUE GEMS**PAN NO. – AACFU8460C**

A PARTNERSHIP FIRM AUTHORIZED PARTNER,

DILIP POPATBHAI KEVADIA**Aged about 39 Years**, Occupation- Business**Add.:** EE-8030, BHARAT DIAMOND BOURSE, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI-400051.

(hereinafter called and referred to as "**the Member-Allottee**" which expression shall unless it is repugnant to the context or meaning thereof, be deemed to mean and include his heirs executors, successors, administrators and assigns) of the **ONE PART**.

AND

SDB Diamond Bourse, (PAN : AAVCS2416E), a company registered and incorporated as Sec. 8(1) company under The Companies Act, 2013 with Registrar of Companies, Gujarat at CIN U74140GJ2014NPL081370, Dt.28.11.2014, having its registered office at: 67, 1st floor, Tapti Exports, Gotalawadi, Katargam, Surat -395004, by the hands of its authorized signatory **HIRENGIRI SURESHGIRI GOSVAMI** Aged about **27** years, Service by occupation, Address as above.

(hereinafter called and referred to as "**the party of the second part**" which expression shall unless it is repugnant to the context or meaning thereof, be deemed to mean and include its executors, administrators and assigns) of the **OTHER PART**.

WHEREAS :

(1) The traders and manufacturers of Diamond and its jewelry formed a Bourse under the name and style "SDB Diamond Bourse" under the license bearing No. 104567 Dt. 17.10.2014 u/s. 8(1) of the Companies Act, 2013 from Ministry of Corporate Affairs, Government of India and pursuant thereto, the said company is incorporated with Registrar of Companies, Gujarat at CIN U74140GJ2014NPL081370 on Dt.28.11.2014.

(2) On representation and submission of the representatives of SDB Diamond Bourse,

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr |
|-------------------|---------|-----------|---------------------|-----------------------|-----------------------|--------------------|------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | | |

Bourse:

Member-Allottee:

PARTNER



the State Government recognized the need of the hour and by resolution Dt. 29.05.2015 of Revenue Department, State of Gujarat set a part about H 561- 98 Are land of Government land bearing Block No. 177 of Village Khajod, Taluka Majura, District Surat for establishment of Diamond Research And Mercantile City Company Ltd. (For short DREAM CITY) and granted lease of the said land in favour of DREAM CITY.

- (3) By resolution Dt. 17.10.2016, bearing No. Dream city/36 of Diamond Research And Mercantile City Company Ltd., a portion admeasuring 35.54 acres, ie. 143825.40 sq.mts. (more particularly described in the First Schedule hereunder written and hereinafter referred to as "the project land") carved out from the total holding of Dream City was set a part for Surat Diamond Bourse, promoted by SDB Diamond Bourse (Promoter) on the terms and conditions stipulated therein.
- (4) By indenture of lease Dt. 13.04.2017, registered in the office of Sub Registrar Surat/5/Althan Surat at Sr. No. 3038 of book No. 1 on Dt.13.04.2017, the Dream City has granted lease of the said project land for a period commencing on Dt. 17.10.2016 and expiring on Dt.16.10.2115 on the terms and conditions stipulated therein.

By Corrigendum Dt. 15.12.2018, registered in the office of Sub Registrar Surat/5/Althan at Sr. No. 9940 of book No. 1 on Dt. 15.12.2018, the mistake in the aforesaid lease deed has been corrected.

- (6) Under the terms of lease deed, the bourse was enjoined to deposit a sum of Rs. 626,96,94,367/- by way of purchase price of development rights on the said land by installments as stated in the aforesaid lease deed.
- (7) By resolution Dt. 05.02.2015 of the Bourse, all the members of the bourse were requested to notify their requirements in the Estate of the Bourse and were called upon to deposit pro-rata advance payments for making provision of land and development cost of the project.
- (8) The Bourse has take-up this project only to meet with the requirements of its members and has no profit motive for the same.
- (9) Under the scheme of the Bourse, only those who are engaged in business of diamond manufacturing and trading and also in diamond jewelry, colored /natural stone manufacturing, processing & trading and all supportive, ancillary and auxiliary services are eligible to become property/trade members of the bourse and can be allotted commercial premises in the estate of the bourse on such terms and conditions as may be imposed by the bourse from time to time. The members are required to give their due share by way of contributions to the land

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area |
|-------------------|---------|-----------|---------------------|-----------------------|-----------------------|--------------------|-------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:

UNIQUE GEMS
PARTNER



and building fund of the Bourse on cost sharing basis and shall also be required to contribute for the maintenance and upkeep of the complex from time to time. Even default by the members in observing the rules and regulations of the Bourse will entail in termination of membership and such members will lose right to hold premises. They will be required to surrender the premises to the bourse and their contribution for acquiring the premises shall stand forfeited unless they are permitted to transfer their unit in favour of any other member/ proposed eligible member of the bourse subject to such terms and conditions as the Bourse may frame from time to time.

- (10) Special purpose designated premises in the complex shall be used or allowed to be used by banking, insurance and other auxiliary services operating in the field on lease/ license basis and income thereof will be appropriated by the bourse for common purpose. The use of premises in the complex shall always be subject to rules and regulations made by the bourse, from time to time, for the overall betterment of the trade and industry and all the members shall be obliged to observe the same.
- (11) The Bourse proposes to construct the complex from the contributions of the members and its completion will depend on timely contributions. The Directors of the Company are only leading merchants and manufacturers in Diamond trade and industry and have agreed to serve on the board of directors voluntarily without any remuneration or profit.
- (12) Bourse is not a promoter, as one understands in normal parlance, in realty sector. In real estate development, the promoter does his activities for profit and remains interested till the project is completed. He does not have long term involvement in the project. While in the case of Bourse, it is going to be a perpetual entity holding and managing the bourse under the Memorandum and Articles of Association.
- (13) The plans for construction of the Bourse are approved by Khajod Urban Development Authority vide development permission bearing DREAMCITY NO. 001, Dt. 28.01.2019. The details of the building plans are as under:

| Name of building (On plan) | No. of floors | Total No. of Units | Total built up area (As per Plan) |
|----------------------------|---------------|--------------------|-----------------------------------|
| Tower-1 | Ground + 15 | 161 | 372503.44 sq.mts. |

| Type of Deed | Village | Block No. | Unit No. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|-------------------|--------------------|--------------------|-----------------|----------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:

For UNIQUE GEMS

PARTNER



| | | |
|------------------|---------------------------|-----|
| Tower-2 | Ground + 15 | 88 |
| Tower-3 | Ground + 15 | 302 |
| Tower-4 | Ground + 15 | 627 |
| Tower-5 | Ground + 15 | 542 |
| Tower-6 | Ground + 15 | 603 |
| Tower-7 | Ground + 15 | 542 |
| Tower-8 | Ground + 15 | 542 |
| Tower-9 | Ground + 15 | 541 |
| Spine | Basement + Ground + 15 | 809 |
| Diamond club | Basement + Ground | 12 |
| Utility Building | Ground + 1 | -- |
| -- | double level basement | -- |



(14) Out of abundant caution, the bourse has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at no :**PR/GJ/SURAT/SURAT CITY/OTHERS/CAA05247/ A1C/EX1/260722,**

(15) According to the approved plans, the construction of a commercial complex known as **SURAT DIAMOND BOURSE** has been put up on the said land. The project is completed in accordance with the approved plans and Khajod Urban Development Authority has Issued Building Use Certificate vide its order bearing No.:**DREAM City/BUC/304, Dt.-07.11.2022.**

(16) The Bourse agreed to allot Unit No. A-707 to Varni Gems. the member-allottee herein has acquired the rights to get the allotment of the said unit from the aforesaid original the member-allottee vide transfer. On application by the original the member-allottee and the member-allottee herein, the Bourse has allowed the said transfer subject to the terms and conditions of the scheme. Therefore, now the Bourse has agreed to allot premises, more particularly described in schedule hereunder written to the member-allottee herein vide its Allotment Approval letter Dt. 29.08.2019.

(17) By an Agreement Dt.**23.02.2022**, registered in the office of Sub- Registrar, Surat

@ serial No. **1912** the Bourse agreed to allot the said unit, more particularly

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mt. |
|-------------------|---------|-----------|---------------------|-----------------------|-----------------------|--------------------|------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 209.58 |

For UNIQUE GEMS

Bourse:

Member-Allottee:

PARTNER



described in schedule hereunder written, in favour of the member-allottee on the terms and conditions stipulated therein.

(18) The member-allottee has satisfied himself/herself/itself that the construction of the project, more particularly the apartment agreed to be allotted to the member-allottee, is completed in all respect with all agreed specifications and amenities, carpet area of the apartment in question, quality of construction, titles of the land and the apartment and has shown his complete satisfaction to the Bourse and is ready and willing to take possession of the said apartment on what is popularly known as "on as is where is basis".

(19) The member-allottee has now requested the Bourse to execute final Deed of Allotment in respect of the aforesaid unit and the Bourse has acceded to the said request.

The Bourse has by Resolution Dt. **13.01.2023** passed in the meeting of Board of Directors have authorized the undersigned to sign and execute formal Deed of Allotment in favour of the member-allottee herein and get it registered under the provisions of The Registration Act.

NOW THIS DEED OF ALLOTMENT WITNESSETH THAT:

In consideration of a sum of **Rs.3,96,87,911/-** contributed by the member-allottee to the land and building fund of the Bourse, the Bourse do hereby allot, grant, convey and assure unto the member-allottee, all that the said piece or parcel of commercial premises more particularly described in Schedule hereunder written (referred to as "**said apartment**") together with all such appurtenances as would ordinarily pass on such allotment TO HAVE AND TO HOLD all the singular the said apartment hereby granted, released conveyed and assured or intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said member-allottee for ever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Gujarat or other local authority or any other public body or Authority in respect thereof.

The Bourse doth hereby for itself, its administrators, successors and

| Type of Deed | Village | Block No. | Unit No. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mt. |
|-------------------|---------|-----------|----------------------|-----------------------|-----------------------|--------------------|------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | | |

For UNIQUE GEMS

Bourse:

Member Allottee:

PARTNER



assignees, covenant with the member-allottee that notwithstanding any act, deed, matter or thing whatsoever by Bourse or by any person or persons lawfully or equitably claiming by, from through under or in trust for Bourse, made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Bourse now have in itself good right, full power and absolute authority to allot the said apartment hereby granted, released assured or intended so to be unto and to the use of the member-allottee in manner hereinafter specified AND that it shall be lawful for the member-allottee from time to time and at all times hereafter peaceably and quietly to hold enter upon, have, occupy, possess and enjoy the said premises hereby granted with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption claim and demand whatsoever from or by the Bourse or any of them from or by any person or persons lawfully or equitably claiming or to claim by, from under or in trust for the Bourse AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for every discharged or otherwise by the Bourse well and sufficiently saved defended kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter and made executed occasioned or suffered by the Bourse or by any other person or persons lawfully or equitably claiming or to claim, by from under or in trust for the Bourse **AND FURTHER** that the Bourse and all persons having or lawfully or equitably claiming any estate right title or interest in the said premises hereby granted released, conveyed, assured or intends so to be or any part thereof by from under or in trust for the Bourse or any of them shall and will from time to time and at all times hereafter at the request and cost of the member-allottee do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting releasing conveying and assuring the said premises and every part thereof hereby allotted in manner aforesaid as shall or may be reasonably required by the member-allottee his heirs, executors, administrators or assigns or his or their counsel in law and the the Bourse doth **HEREBY** covenant with the member-allottee that the Bourse has not done, omitted, or knowingly or willingly suffered or been party or party to any act, deed matter or thing whereby the Bourse is prevented from allotting, releasing conveying and assuring the said premises unto the member-allottee in the manner aforesaid or whereby the same or any part thereof are/is can or may be charged encumbered or prejudicially affected in estate title or howsoever.

| Type of Deed | Village | Block No. | Unit No. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|----------------------|-----------------------|-----------------------|--------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:

For UNIQUE GEMS



The member-allottee has contributed a sum Amount of Rs. 2,00,829/- the payment and receipt whereof is being acknowledged by the Bourse by this presents.

The peaceful and absolute physical possession of the said apartment has been handed over by the Bourse to the member-allottee herein by this presents.

The Allottee/s or himself/themselves with Intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Bourse as follows :-

- To hold and use the said apartment only for the purposes for which the allotment is made or for such purposes as may be approved by the bourse in that behalf from time to time and for no other purpose. The member-allottee undertakes that he/she/it is eligible to become the member of the bourse and all the details given in the application form for being member of the bourse are true and if anything is found to be false or incorrect, the membership of the member-allottee shall be liable to be terminated and in that case this agreement shall stand canceled ab initio.
- To surrender the apartment to the Bourse in case the member-allottee discontinues his/her diamond and diamond jewelry business/trade and auxiliary services to any industry, without anyway asking for the refund of full contribution without any interest or additional compensation or in the alternative transfer the said apartment, with the advance written permission of the Bourse to any other member of the Bourse on payment of such charges as the Bourse may decide in its meeting from time to time.
- To maintain the Apartment at the member-allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on

| Type of Deed | Village | Block No. | Unit No. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|----------------------|-----------------------|-----------------------|--------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:

For UNIQUE CEMS

PARTNER



account of negligence or default of the member-allottee / in this behalf the member-allottee shall be liable for the consequences of the breach.

5. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Bourse to the member-allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the Bourse, concerned local authority or other public authority. In the event of the member-allottee committing any act in contravention of the above provision, the member-allottee shall be responsible and liable for the consequences thereof to the Bourse, concerned local authority and/or other public authority.
6. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Bourse.
7. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
8. Pay to the Bourse within fifteen days of demand by the Bourse, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
9. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the member-allottee for any purposes other than for purpose for which it is sold.

| Type of Deed | Village | Block No. | Unit No. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|----------------------|-----------------------|-----------------------|--------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.52 |

Bourse:

Member-Allottee:

PARTNER



10. The Member-Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the member- allottee to the Bourse and without the advance written permission of the Bourse and shall always abide by all the terms and conditions on which such permission is granted by the Bourse.
11. The Member-Allottee shall observe and perform all the rules and regulations which the Bourse may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Member- Allottee shall also observe and perform all the stipulations and conditions laid down by the Bourse regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, maintenance or other out-goings in accordance with the terms of this Agreement.
12. The Member-Allottee shall permit the Bourse and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
13. The Member-Allottee shall permit the Bourse and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
14. The agrees to abide by all the resolutions of the board of directors, committees appointed by the board and the general body of the bourse as regards the contribution charges for allotment of apartment, use of premises, allotment of units to other members, use of other properties in the complex, grant of lease and or other rights to third parties in respect of other premises, allotment of exclusive parking spaces etc. from time to time. The Member-Allottee agrees that all decisions taken by the members present in the meeting of such Board, committees etc; per majority shall be decisions of the bourse and shall be binding to all.
15. The Bourse holds the land on lease hold rights for a period expiring on Dt. **16.10.2115** and on termination of lease, the land in question is liable to be surrendered to Dream City/ Government. The Member-Allottee agrees to abide by the decisions taken by the Bourse for surrender of rights and will co-operate by surrendering the possession of the apartment allotted to the said member-allottee without any objection thereto.
16. If any provision of this deed shall be determined to be void or unenforceable under

| Type of Deed | Village | Block No. | Unit No. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|----------------------|-----------------------|-----------------------|--------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:

For UNIQUE GEMS



the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the deed shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this deed and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this deed shall remain valid and enforceable as applicable at the time of execution of this deed.

17. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, and Rules and Regulations, there under.
18. After completion of the project and after receiving BUC thereof, the benefits as regards FSI shall stand automatically transferred to the managing body of all the member-allottee and the promoter shall have no right for the FSI received thereafter.
19. If within a period of five years from the date of handing over the Commercial unit to the member-allottee, the member-allottee brings to the notice of the Bourse any structural defect in the said unit or the building in which the said unit is situated or any defects on account of workmanship, quality or provision of service then, wherever possible, such defects shall be rectified by the Bourse at his own cost and in case it is not possible to rectify such defects, then the member-allottee shall be entitled to receive from the Bourse compensation for such defects in the manner as provided under the Act. Provided that the Bourse shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributed to the Bourse or is/was beyond the control of the Bourse.

Nothing contained in this deed shall be construed as a grant, demise or assignment in law of the land or undivided share therein, held by the Bourse on leasehold basis and the said land shall always be within the absolute control of the Bourse for the benefit of all the members of the Bourse, including the member-allottee. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Building or any part thereof. The Member-Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be allotted to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Bourse until the same is transferred as hereinbefore mentioned.

By virtue of this allotment, the member-allottee shall be Entitled to:

- A. use and enjoy the possession of the allotted premises for its/her/his business activities

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|---------------------|-----------------------|-----------------------|--------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:

PARTNER



as declared by the member-allottee for claiming eligibility to become member of the Bourse subject to terms and conditions of this allotment as if the member-allottee is defacto owner of the said premises, subject of course to the parental control of the bourse in that behalf.

B. to offer the said apartment as security to any bank or financial institution for the purposes of raising loan on the condition that the liability to pay such loan with interest thereon shall always be on the member- allottee and the Bourse shall not be liable to pay such dues. In case of default on the part of the member-allottee herein in paying up the said loan, and on auction of the said premises by the creditor, the Bourse shall be entitled to transfer the said apartment in favour of the auction purchaser, provided such purchaser is eligible to become the member of the Bourse and undertakes to use the said apartment for the purpose as may be permitted by the Bourse from time to time. The bourse agrees not to charge or encumber the said premises in any way so as to enable the member-allottee to take advantage of this benefit.

C. to allow its affiliates, associates and other entities to make use of the said premises on lease/licence basis on such commercial terms as the member -allottee may agree upon subject to the condition that the use of the property shall be restricted to such activity as may be approved by the bourse by any general or special order in that behalf.

D. to transfer the said premises to third parties subject to advance written approval of the bourse and subject also to compliance of all terms and conditions on which such approval is granted.

E. to enjoy the benefits of this property till the lease hold rights of the bourse under the principal lease deed Dt **13.04.2017**. The article of Amendment of which has been Registered on **15.12.2018** and subsequent renewals thereof.

The said apartment is not subject to any rights of easement or such other rights as are in nature of easement like right of passage, light and air, water drain and water course etc.

The member-allottee shall be at liberty to get his name mutated on the appropriate records of all concerned authorities under the law for the time being in force.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of premises being the Office/Unit (More particularly mentioned in table bellow) in the estate of "**SURAT DIAMOND BOURSE**" being constructed on lease hold land admeasuring 143825.40 sq.mts. carved out from land bearing Block No. 177 of village Khajod, Taluka Majura, District Surat and forming

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|---------------------|-----------------------|-----------------------|--------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 399.58 |

Bourse:

Member-Allottee:



part of the larger estate known as Dream City along with share certificate of SDB Diamond Bourse. The said land held by SDB Diamond Bourse is bound as under:

On North: 60 Mtr. road

On South: 60 Mtr. road

On East: 40 Mtr. road

On West: 60 Mtr. Road

| UnitNo. (Onsite) | Building (On site) | Unit No. (On plan) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|---------------------|-----------------------|-----------------------|-----------------------|--------------------|-------------------------|
| 707 | A | - | 2 | 7 | 299.58 |

The said unit is bound as under:

On North: DIAMOND CLUB

On South: PASSAGE

On East: HANDWASH AREA

On West: LIFT

The market value of the said premises is **Rs.3,96,87,911/-**

As this allotment pertains to shares and the apartment, the deed of allotment is required to be engrossed with 4.9% general stamp of **Rs.19,44,800/-** under the provisions of the Bombay Stamp Act, 1954. Stamp duty and other charges are and shall be borne and paid by the allottee / member alone.

IN WITNESS WHEREOF the parties have set hereunto their respective hands and seal on the day and year mentioned hereinabove.

Signed sealed and delivered by within named
SDB Diamond Bourse

by the hands of its authorized signatory:

in the presence of..

1. _____

2. _____

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|---------------------|-----------------------|-----------------------|--------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:

For **UNIQUE GEMS**

SRT/5/ALN

12603

15
25

2023

Photograph of the sold property:

**Postal Address of the Property:**

A-707, "SURAT DIAMOND BOURSE", KHAJOD, SURAT.

| | |
|-------------------------------|-----------------------------------|
| Signature of Promoter/ Bourse | Signature of The Member- Allottee |
| | For UNIQUE GEMS |
| | |
| | PARTNER |

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|---------------------|-----------------------|-----------------------|------------------------|-------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | For UNIQUE GEMS | 299.25 |

Bourse:

Member-Allottee:

PARTNER

SRT/5/ALN
 N/12603 16
 25
2023

Photograph of the sold property:



Postal Address of the Property:

A-707, "SURAT DIAMOND BOURSE", KHAJOD, SURAT.

| | |
|--------------------------------|-----------------------------------|
| Signature of Promoter/ Bourse | Signature of The Member- Allottee |
| <i>[Handwritten Signature]</i> | For UNIQUE GEMS |
| <i>[Handwritten Signature]</i> | <i>[Handwritten Signature]</i> |
| | PARTNER |

| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|------------------|--------------------|--------------------|-----------------|------------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |
| | | | | | | | For UNIQUE GEMS |

Bourse:

Member-Allottee:

[Handwritten Signature]
PARTNER

List of photo and thumb impression to be compulsorily attached with sale deed as per Section 32A of the Registration Act

Promoter/ Bourse :-

SDB Diamond Bourse authorized signatory

Mr. HIRENGIRI SURESHGIRI GOSVAMI



Signature _____

DIAMOND BOURSE
Authorized Signatory



The Member- Allottee:-

UNIQUE GEMS

A PARTNERSHIP FIRM AUTHORIZED PARTNER

DILIP POPATBHAI KEVADIA



For UNIQUE GEMS

PARTNER

Signature _____



| Type of Deed | Village | Block No. | UnitNo. (Onsite) | Building (On Site) | Building (On plan) | Floor (On plan) | Carpet area sq. mtr. |
|-------------------|---------|-----------|------------------|--------------------|--------------------|-----------------|----------------------|
| DEED OF ALLOTMENT | KHAJOD | 177 | 707 | A | 2 | 7 | 299.58 |

Bourse:

Member-Allottee:



| | | | | | | | | | |
|------------|--------|--|-------|--|--|--|--|--|--|
| ચામતું નામ | કામજોડ | આધાર અથવા કુટુંબી આધારના આવ તારીખે | નેતરફ | આધાર અથવા કુટુંબી આધારના આવ તારીખે | આધાર અથવા કુટુંબી આધારના આવ તારીખે | આધાર અથવા કુટુંબી આધારના આવ તારીખે | આધાર અથવા કુટુંબી આધારના આવ તારીખે | આધાર અથવા કુટુંબી આધારના આવ તારીખે | આધાર અથવા કુટુંબી આધારના આવ તારીખે |
| | | આધાર નંબર: 177 જમીન પેટી 561 98 રો.જમીન નંબર 101 મી નીચી ને શાળાવાલા આંગણ જમીન પેટી આંગણ 35.54 અંક નંબર 143825/40 રો.મી. નાંબરની જમીન. | | આધાર નંબર: 177 જમીન પેટી 561 98 રો.જમીન નંબર 101 મી નીચી ને શાળાવાલા આંગણ જમીન પેટી આંગણ 35.54 અંક નંબર 143825/40 રો.મી. નાંબરની જમીન. | આધાર નંબર: 177 જમીન પેટી 561 98 રો.જમીન નંબર 101 મી નીચી ને શાળાવાલા આંગણ જમીન પેટી આંગણ 35.54 અંક નંબર 143825/40 રો.મી. નાંબરની જમીન. | આધાર નંબર: 177 જમીન પેટી 561 98 રો.જમીન નંબર 101 મી નીચી ને શાળાવાલા આંગણ જમીન પેટી આંગણ 35.54 અંક નંબર 143825/40 રો.મી. નાંબરની જમીન. | આધાર નંબર: 177 જમીન પેટી 561 98 રો.જમીન નંબર 101 મી નીચી ને શાળાવાલા આંગણ જમીન પેટી આંગણ 35.54 અંક નંબર 143825/40 રો.મી. નાંબરની જમીન. | આધાર નંબર: 177 જમીન પેટી 561 98 રો.જમીન નંબર 101 મી નીચી ને શાળાવાલા આંગણ જમીન પેટી આંગણ 35.54 અંક નંબર 143825/40 રો.મી. નાંબરની જમીન. | આધાર નંબર: 177 જમીન પેટી 561 98 રો.જમીન નંબર 101 મી નીચી ને શાળાવાલા આંગણ જમીન પેટી આંગણ 35.54 અંક નંબર 143825/40 રો.મી. નાંબરની જમીન. |

સર્કલ નંબર: 30/01/2023 થી મોકલ છે.

| | |
|------------|--------|
| સર્કલ નંબર | 30.000 |
| પરિશિષ્ટ | 30.000 |



Nilesh Patel ની નોંધણી 30/01/2023 ના રોજની
 અરજી નંબર : 8012023175278
 તારીખ : 30/01/2023



Digitally signed by:
 DS INSPECTOR GENERAL OF REGISTRATION
 S.R.O.Surat - 5 A/11/11
 Date: 30-01-2023 10:22:21 IST
 SURAT, GUJARAT

RT/5/ALN
 12603 18
 25
 2023

આ નસ સીસ્ટમ જાહેર: ટોચાની સમસ્યાઓની સલામી જરૂરિયાત નથી. કોમ્પ્યુટર જાહેર સમસ્યાઓ નં 12 ની નસમાં કોઈ ફેરફારો થયા કરવા કે ખોટી નસ અનાવની ફોલોવ કરવાની જરૂર છે.

સર્કલ તારીખ : 1/30/2023 10:22:06 AM

SRT/5/ALN
 No 126031 19
 25

Unique Identification Authority of India

Address:
 261, Saket dham society, punagam, Chorast,
 Surat,
 Gujarat - 395010

7244 4109 4348
 VID : 9192 6798 1081 3172

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

Address:
 261, Saket dham society, punagam, Chorast,
 Surat,
 Gujarat - 395010

7244 4109 4348
 VID : 9192 6798 1081 3172

1047 | help@uidai.gov.in | www.uidai.gov.in

Sub-Registrar

XXXX XXXX 8425
 VID : 6129 6094 3133 4267

भारतीय विशिष्ट पहचान प्राधिकार

भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

Address:
 F-402, Gagan Dham, UG Eway, Smart,
 near Courtney, Sangam new, Surat City,
 Surat,
 Gujarat - 395004

XXXX XXXX 8425
 VID : 6129 6094 3133 4267

1047 | help@uidai.gov.in | www.uidai.gov.in

Unique Identification Authority of India

2419 9258 6472

भारतीय विशिष्ट पहचान प्राधिकार

भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

Address:
 100/1, Laxmi building,
 near Courtney, Sangam new, Surat City,
 Surat,
 Gujarat - 395004

2419 9258 6472

1047 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

UNIQUE GEMS

भारत सरकार
GOVT OF INDIA

For UNIQUE GEMS

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर लेखांकन खाता
Permanent Account Number Card
AMHPR669P

For UNIQUE GEMS

PARTNER



SURAT DIAMOND BOURSE

For more details visit our website
www.suratdiamondbourse.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SDB SURAT DIAMOND BOURSE HELD ON 13TH JANUARY 2023 AT 9:30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SET AT NO. 1, 2ND FLOOR, 1ST FLOOR, PATIL PALLA, CHANDRANAGAR, SURAT, GUJARAT, INDIA. (SDB/REG/2023/001)

The Directors of SDB, Surat, Gujarat, Company, do hereby resolve to register the following Companies with the Registrar of Companies, Gujarat:

RESOLVED THAT the directors of SDB, Surat, Gujarat, do hereby resolve to register the following Companies with the Registrar of Companies, Gujarat:

- 1. M/s. *[Handwritten Name]*
- 2. M/s. *[Handwritten Name]*
- 3. M/s. *[Handwritten Name]*
- 4. M/s. *[Handwritten Name]*

FURTHER RESOLVED THAT the directors of SDB, Surat, Gujarat, do hereby resolve to register the following Companies with the Registrar of Companies, Gujarat:

FURTHER RESOLVED THAT the person authorized to sign the Memorandum of Association and Deed of the Company shall be the Director of the Company.

- 1. M/s. *[Handwritten Name]*
- 2. M/s. *[Handwritten Name]*
- 3. M/s. *[Handwritten Name]*
- 4. M/s. *[Handwritten Name]*
- 5. M/s. *[Handwritten Name]*

1. Mr. *[Handwritten Name]*
2. Mr. *[Handwritten Name]*
3. Mr. *[Handwritten Name]*
4. Mr. *[Handwritten Name]*
5. Mr. *[Handwritten Name]*

1. Mr. *[Handwritten Name]*
2. Mr. *[Handwritten Name]*
3. Mr. *[Handwritten Name]*
4. Mr. *[Handwritten Name]*
5. Mr. *[Handwritten Name]*



FURTHER RESOLVED THAT, the directors of SDB, Surat, Gujarat, do hereby resolve to register the following Companies with the Registrar of Companies, Gujarat:

FURTHER RESOLVED THAT the directors of SDB, Surat, Gujarat, do hereby resolve to register the following Companies with the Registrar of Companies, Gujarat:

CERTIFIED TRUE COPY



Place: Surat
Date: 13/01/2023

[Handwritten Signature]
Caljibhai Tulashilal Patel
(Director)
DIN: 04539072

[Handwritten Signature]
For: SDB DIAMOND BOURSE
Vaidishbhai Shantilal Patel
(Director)
DIN: 00091715




દસ્તાવેજ નંબર 12603 તારીખ 15/09/2023

પરિશિષ્ટ

નોંધણી અધિનિયમ-૧૯૦૮ ની કલમ-૩૪ ની પેટા કલમ-૩ મુજબનું ચેકલીસ્ટ


| ખ. નં. | પ્રશ્ન | જવાબ(હા/ના) |
|--|---|----------------|
| લખી આપનાર, સંમતિ આપનાર કે તેઓના કુલમુખત્યારને પુછવાના પ્રશ્નો | | |
| 1 | લેખમાં દર્શાવ્યા મુજબ <u>KHAJOD</u> મહેસુલી ગામની <u>Moje - Khajod, Ta- Majura, Dist- Surat, Block No. - 177, Surat Diamond Bourse Unit No. A-207.</u> (સર્વે નંબર/ બ્લોક નંબર/ ટી.પી.નંબર /એફ.પી.નંબર વિગેરે) ની ખેતી/બિનખેતીની મિલકતનો મિલકત ફેરખત/વેચાણ(મિલકતની ફાળવણી) લેખ કરી આપેલ છે? | હા |
| 2 | લેખમાં દર્શાવ્યા મુજબ <u>299.58</u> ચો.મી. ખેતી/બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે ? | હા |
| 3 | લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ? | હા |
| 4 | લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવી, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુલનું છાપ કરેલ છે તે તમે કબૂલ રાખો છો ? | હા |
| 5 | પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે? | લાગુ પડતું નથી |
| 6 | પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિઓ સહી/અંગુલનું નિશાન કરેલ છે? | લાગુ પડતું નથી |
| 7 | પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે? | લાગુ પડતું નથી |
| | ઓળખાણ આપવા સારું તમને ઓળખતા હોય તેવી વ્યક્તિઓ સાથે લાવ્યા છે? | હા |
| ઓળખાણ આપનારને પુછવાના પ્રશ્નો | | |
| | દસ્તાવેજ લખી આપનાર વ્યક્તિઓ કે જઓએ કબુલાત આપી તેઓને તમે જાતે ઓળખો છો ? | હા |
| | દસ્તાવેજમાં લખેલ નામ અને કબુલાત આપનાર વ્યક્તિઓ એક જ છે ? | હા |
| | કોઈ વ્યક્તિએ ખોટું નામ ધારણ કરીને કબુલાત આપી નથી જેની તમે ખાતરી આપો છો ? | હા |

લખી આપનાર/સંમતિ આપનાર/કુ.મુ.ની સહી

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ઓળખાણ આપનારની સહી

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 S.R.O-Surat - 5 Althan
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અનુક્રમ નંબર 12603 સને 2023 ના સપ્ટેમ્બર
માસની
5 મી તારીખે 11 થી 12 વાગ્યાની વચ્ચે સુરત - 5
અલધાણ સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.

પહોંચ નંબર:202331900017708

ફીપહોંચી છે તે

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રજીસ્ટ્રેશન ફી

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નકલ કરવા ની ફી સાઈડ / ફોલીયો (41)

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કુલ એકંદરે રૂ.

૩૯૭૭૦૦.૦૦

દસ્તાવેજ પ્રકાર: Conveyance/Sale : Allotment of property
20230904351588798



SDB Diamond Bourse ની અધિકૃત વ્યક્તિ HIRENGIRI
SURESHGIRI GOSVAMI



SATISHKUMAR NARANBHAI PATEL
સબ રજીસ્ટ્રાર
સુરત - 5 અલધાણ

SATISHKUMAR NARANBHAI PATEL
સબ રજીસ્ટ્રાર
સુરત - 5 અલધાણ

આપનાર પક્ષકારનું નામ અને સરનામું ઉંમર ફોટોગ્રાફ ડા.હા.અં.ની છાપ સહી

આપનાર

SDB Diamond Bourse ની અધિકૃત વ્યક્તિ
HIRENGIRI SURESHGIRI GOSVAMI

katargam,surat ,.....



દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
લખી આપ્યાનું કબુલ કરે છે.

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1 MEETKUMAR MUKESHBHAI TALAVIYA
 ,punagam,,SURAT,SURAT_CITY (સુરત સીટી),SURAT
 (સુરત),GUJARAT (ગુજરાત),395010



2 CHIRAG RAMESHBHAI VORA
 ,KATARGAM,,SURAT,SURAT_CITY (સુરત સીટી),SURAT
 (સુરત),GUJARAT (ગુજરાત),395004



તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.
 અને તેમની ઓળખાણ આપે છે.

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તારીખે: ૧૫ માહે: સપ્ટેમ્બર -૨૦૨૩



Satishkumar Naranbhai Patel
 SATISHKUMAR NARANBHAI PATEL
 સબ રજીસ્ટ્રાર
 સુરત - 5 અલવાણ

પરિપત્ર ક્રમાંક: ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪


નોંધણી સર નિરક્ષકશ્રી, ગુ.રા., ગાંધીનગરના તા.૨૨/૦૧/૨૦૧૫ ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૧૩૦૦૧ થી ૧૩૩૬૪ તથા તા.૧૧/૧૧/૨૦૧૬ ના પરિપત્ર ક્રમાંક : ઈજર/વહટ/૩૪૭/૨૦૧૪/૩૨૩૯૨ થી ૩૨૭૫૭ મુજબ લખી આપનાર નં.....ને દસ્તાવેજોની વિગતે સમજૂત કર્યા અને ઓળખાણ આપનારાઓએ તેઓની ઓળખ અંગે ની ખાતરી આપતા રજીસ્ટ્રેશન એક્ટ -૧૯૦૮ ની કલમ -૩૪,૩૫,૫૮ અને ૫૯ હેઠળની કાર્યવાહી પુરી કરી.

Satishkumar Naranbhai Patel
 SATISHKUMAR NARANBHAI PATEL
 સબ રજીસ્ટ્રાર
 સુરત - 5 અલવાણ

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બજાર કિંમત નક્કી કરવા અંગેનું ડોર્મ નં. ૧ રજુ થયેલ છે.

તારીખ: 15/09/2023


SATISHKUMAR NARANBHAI PATEL

સબ રજીસ્ટ્રાર

સુરત - 5 અલધાણ

ઇકમટેક્સ રૂલ્સ ૧૯૬૨ ની જોગવાઈ મુજબ (૧) પાન નં/છ.જ.ર. નંબર દર્શાવેલ છે. જેની ખરાઈ કરવામાં આવેલ છે.

આપનાર નંબર


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લેનાર નંબર

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સંમતી આપનાર નંબર

તારીખ: 15/09/2023



SATISHKUMAR NARANBHAI PATEL

સબ રજીસ્ટ્રાર

સુરત - 5 અલધાણ

આ સાથે લેનાર, આપનાર તથા ઓળખાણ આપનારના ઓળખ અંગેના પ્રમાણિત/સ્વ-પ્રમાણિત પુરાવા રજુ કરેલ છે.

તારીખ: 15/09/2023


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નંબરે નોંધ્યો છે.

તારીખ: 15-09-2023

SATISHKUMAR NARANBHAI PATEL

સબ રજીસ્ટ્રાર

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