

No 26284 < > = * 30



24/5/25

DEED OF CONVEYANCE

FLAT NO. :- " B/1302"

SAMPAD PRIMERO

MOTERA, AHMEDABAD

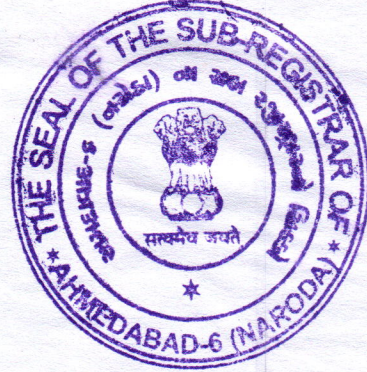
Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૬૦૦૬૦૦૦૪૪૬૪૪ દસ્તાવેજ નંબર ૨૬૨૮૪ દસ્તાવેજ વર્ષ ૨૦૨૬
તારીખ ૧૨ માહે ઓગસ્ટ સને ૨૦૨૬
દસ્તાવેજનો પ્રકાર Conveyance/Sale(Conveyance /Sale) અવેજ 6000000.00
રજી કરનારનું નામ AUTHORISED PARTNER OF SAMPAD PROJECT PRATIK BHAI B PATEL
ટ્રાન્જેક્સન નંબર 20260802986318636

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૬૦૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૬૦૦.૦૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી



કુલ એકંદરે રૂ. ૬૦૬૦૦.૦૦

અંકે રૂપીયા સાઈઠ હજાર છ સો પુરા

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

ના દિવસે તૈયાર થશે અને

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

A-19 UMIYA BUNGLOWS SARDARNAGAR 382475

અગર Authority Name :PRATIK BHAI B PATEL ને આપશે

રજી કરનારની સહી

Pratik Bhai B Patel

H.M. Parmar

H.M. Parmar
સબ રજીસ્ટ્રાર
અમદાવાદ-૬- નરોડા



નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.



AHD-6/NRD

No 26284 18 30

e-Challan

2026

Inspector General of Registration
Revenue Department
Government of Gujarat

Application No (અરજી નંબર)	20261101423161	Printed On (પ્રિન્ટ કર્યા તારીખ)	02/08/2026 17:21:15
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Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20260802986318636	Registration Fee (0030-03-104-00)	60600.00	5700001355100300208 2612983	02-08-2026	SBI EPAY
Page Fee (પેજ ફી)	(30) 600	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00
Registration Fee (નોંધણી ફી)	60000.00	Fee Exemption (ફી માફી?)	No	અવેજ ની રકમ	6000000.00
Total Amount (કુલ રકમ)	60600.00	In Words (શબ્દોમાં)	Rupees Sixty Thousand Six Hundred Only		

Payee Details (નાણા ભરનારની વિગત)			
Name (નામ)	NAYANKUMAR ARAJANJI PARMAR	Office District (કચેરીનો જિલ્લો)	AHMEDABAD
Address (સરનામું)	38 DHAMIDHAR BUNGLOW DEESA DEESA (ડીસા) BANASKANTHA (બનાસકાંઠા) GUJARAT (ગુજરાત) 385535	Office Name (કચેરીનું નામ)	S.R.O - Ahmedabad-6 Naroda
Mobile (મોબાઇલ નંબર)	9913336833	E-Mail (ઈ-મેલ)	sampadproject250122@gmail.com
PAN (પાન નંબર)	ADGPP7049B	Year (વર્ષ)	2026-2027 One time

Property Details (મિલકતની વિગત)	Survey No.24/1, T.P.No.47, F.P.No.13/1+14/2 (Sub Plot No. {13/1+14/2}/2), Block-B, Flat No.1302, 13th Floor, having Carpet Area 81.45 Sq. Mtr. and Balcony/Wash Area 2.74 Sq. Mtr, with Undivided area 26.35.Sq. Mtr. of the Scheme known as "SAMPAD PRIMERO" Motera, Ahmedabad.,
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Remarks (ટીપ્પણી)	
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Patil

*સહ રજીસ્ટ્રાર,
અમદાવાદ-(૬) નરોડા*

નોંધ:

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



AHD-6/NRD

No 26284 1/4 ₹ 307

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Inspector General of Registration
Revenue Department
Government of Gujarat

2026

Application No (અરજી નંબર)	20261101423161	Printed On (પ્રિન્ટ કર્યા તારીખ)	02/08/2026 12:12:07
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન.)
20260802570240211	Stamp Duty (0030-02-102-01)	294000.00	5700001355100300208 2613207
Date (તારીખ)	Bank Branch (બેંક શાખા)	20260802570240211	
02-08-2026	SBI EPAY		
Total Amount (કુલ રકમ)	294000.00	In Words (શબ્દોમાં)	Rupees Two Lac Ninety Four Thousand Only
Payee Details (પાણી ભરનારની વિગત)			
Name (નામ)	YANKUMAR ARAJANJI PARMAR	Office District (કચેરીનો જિલ્લો)	AHMEDABAD
Address (સરનામું)	385 MIDHAR BUNGLOW DEESA DEESA (ડીસા) BANASKANTHA (બનાસ્કાંઠા) GUJARAT (ગુજરાત) 385535	Office Name (કચેરીનું નામ)	S.R.O - Ahmedabad-6 Naroda
Mobile (મોબાઇલ નંબર)	9913336833	E-Mail (ઈ-મેલ)	sampadproject250122@gmail.com
PAN (પાન નંબર)	ADGPP7049B	Year (વર્ષ)	2026-2027 One time
Property Details (મિલકતની વિગત)		Survey No.24/1, T.P.No.47, F.P.No.13/1+14/2 (Sub Plot No. {13/1+14/2}/2), Block-B, Flat No.1302, 13th Floor, having Carpet Area 81.45 Sq. Mtr. and Balcony/Wash Area 2.74 Sq. Mtr, with Undivided area 26.35.Sq. Mtr. of the Scheme known as "SAMPAD PRIMERO" Motera, Ahmedabad.,	
Remarks (ટીપ્પણી)			

Rahat Shah

સહ રજીસ્ટ્રાર,
સામપદ-૬ (બે) નર્મદા

નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.

AHD-6/NRD

No 26284 \ 9 30

2026



DEED OF CONVEYANCE

FOR RS. 60,00,000/-

THIS DEED OF CONVEYANCE made at Ahmedabad on this
12 day of AUG, 2026.

BETWEEN

FIRST PARTY – VENDOR :-

- SAMPAD PROJECT

PAN : AEQFS 2749 A

A Partnership Firm having its Registered office at : 8,
Sampad Foresta, Motera – Bhat Road, Motera, Ahmedabad -
380005 through its authorized partner **PRATIK
BHARATBHAI PATEL.**

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AHD-6/NRD

No 26284 W 30

Deed of Conveyance immovable property situated in ~~SAMPAD P. WERO~~ situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

Hereinafter in this Deed of Conveyance referred to as **"THE VENDOR"** or **"THE FIRST PARTY"** which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said **"VENDOR"** and its present and future director, authorized signatories, successors, agents, administrators, legal representative and assignees of the FIRST PARTY.



SECOND PARTY – PURCHASER :-

(1) NAYANKUMAR ARAJANJI PARMAR [PAN : ADGPP7049B]

(2) PARMAR PARIKSHIT NAYANJI [PAN : DGCPP8063H]

Adult, Residing at – 38, Dhamidhar Bunglows, Tran Hanuman Mandir Road, Deesa, Banaskantha-385535 (Gujarat).

Hereinafter in this Deed of Conveyance referred to as **"THE PURCHASER"** or **"THE SECOND PARTY"** which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said **"PURCHASER"** and his / her / their heirs, agents, administrators, legal representative and assignees of the SECOND PARTY.

The Vendor and Purchaser are hereinafter individually referred to as the 'Party' and collectively referred to as the 'Parties'.

WHEREAS-

- (A) The partnership firm is seized and possessed of or otherwise well sufficiently entitled to all that piece and parcel of non-agricultural land bearing Final Plot No. 13/1+14/2 (Sub-Plot No. {13/1+14/2}/2) admeasuring 3824.35 sq.mtrs. of Town Planning Scheme No. 47 (Koteshwar - Motera) allotted in lieu of Revenue

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Deed of Conveyance immovable property situated in ~~SAMPAB - PRIMER~~ situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

Survey No. 24/1 admeasuring 6374 sq.mtrs. situate, lying and being at Mouje - MOTERA Village, Taluka - Sabarmati, Sub District Ahmedabad - 6 (NARODA) of District Ahmedabad (For the sake of convenience hereinafter referred to as the "Said Land").



- (B) a) The Non-Agricultural Permission for Residential purpose of the "Said Land" was granted by the Hon' District Collector, Ahmedabad under Order No. CB / LAND-2 / NA / MOTERA / SURVEY NO.-BLOCK NO.-24/1 / SR - 410 / 2017 dated : 07-12-2017 and entry to that effect was entered in the revenue record vide mutation entry No. 8313 dated 20-12-2017 which was certified by competent authority on 03-03-2018.
- b) That District Collector, Ahmedabad passed an order bearing No. CB / LAND-2 / NA / SU.HUKAM / MOTERA / SURVEY NO./ BLOCK NO.- 410 / 2017 dated : 06-01-2018 inter alia rectify area admeasuring 3824.35 sq.mtrs. instead of 3824 sq.mtrs. of Final Plot No. 13/1+14/2 Paiki in N.A. order dated : 07-12-2017.
- (C) The Vendor has purchased the Said land from Tulsibhai Somabhai Patel, Ramanbhai Somabhai Patel & Bharatbhai Somabhai Patel by sale deed registered in the office of the Sub-Registrar of Assurances of Ahmedabad - 6 (Naroda) under Serial No. 15869, dated : 28-06-2022 and entry to that effect was mutated in the revenue record by mutation entry No. 9166, Dated : 04-07-2022 which was certified by competent authority on 22-08-2022.
- (D) That Ahmedabad Municipal Corporation granted permission for Sub plots on said land by under Commencement Letter No. LTS

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2026

Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

/ WZ / 031118 / CGDCRV / A0646 / M1 [Rajachitthi No. 00472 / 031118 / A0646 / M1] issued on 03rd November, 2018 and land bearing Final Plot No. 13/1+14/2 was divided into two sub plots and accordingly (A) land admeasuring 4632.65 sq.mts., was given Sub-Plot No. 1 and (B) land admeasuring 3824.35 sq.mts., was given Sub-Plot No. 2.



(E) The Promoter proposes to develop Residential project to be known as “ **SAMPAD PRIMERO**” (hereinafter referred to as the “**Project**”) and the proposed development plans in relation to the construction and development of the Project has been duly revise approved by the Ahmedabad Municipal Corporation (AMC) on 14-11-2024 under their following commencement letter :-

Block No.	Case (Rajachitthi) No.
A	BHNTS / WZ / 251122 / CGDCRV / A6724 / R1 / M1 (Rajachitthi No. 06202 / 251122 / A6724 / R1 / M1)
B	BHNTS / WZ / 251122 / CGDCRV / A6725 / R1 / M1 (Rajachitthi No. 06203 / 251122 / A6725 / R1 / M1)
C	BHNTS / WZ / 251122 / CGDCRV / A6726 / R1 / M1 (Rajachitthi No. 06204 / 251122 / A6726 / R1 / M1)

Construction have been completed according to the granted permission. The Ahmedabad Municipal Corporation has issued Building use (B.U.) permission on dated 17/10/2025 vide certificate number cited as under.

Block-A	BUC/BHNTS/WZ/251122/CGDCRV/A6724/R1/M1
Block-B	BUC/BHNTS/WZ/251122/CGDCRV/A6725/R1/M1
Block-C	BUC/BHNTS/WZ/251122/CGDCRV/A6726/R1/M1

Rajachitthi

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

(hereinafter referred to as the "Approved Plans"). For the sake of convenience and reference in this Agreement :-

(i) The internal roads, common plot, Margin, Basement area, Stair Case, Lift & terrace as shown in the Approved Plans shall be referred to as the "Common Areas" :

(ii) The facilities provided in the Common Areas and to be used in undivided form collectively by the Allottees in the Project.

(E) The said scheme has been registered under the Real Estate (Regulation and Development) Act, 2016 and under the rules of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 under Registration No. PR / GJ / AHMEDABAD / AHMEDABAD CITY / AMC / RAA11977 / A1R/ 120225/311226.

(F) The Party of the Second Part has visited the said scheme and has shown his / her / their / its willingness to purchase Flat No. B/1302 in Block No. B having Total Carpet Area ("Carpet Area" means the net usable floor area of an Property, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the Property) admeasuring about 84.19 sq.mtrs. situated on THIRTEENTH Floor of the said Scheme with Include (i) Carpet Area admeasuring 81.45 sq.mtrs., (ii) Wash Area admeasuring 2.74 sq.mtrs. (iii) Terrace area admeasuring about 0.00 sq.mtrs. in the scheme known as "SAMPAD PRIMERO" together with undivided share in the said land admeasuring about 26.35 Sq.Mtrs. (for the sake of convenience hereinafter referred to as the "Said Property") from the "Said Partnership firm" for the negotiated lump sum consideration amount of the

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

said property is fixed for **Rs. 60,00,000/- Rupees Sixty Lakhs Only.**

- (G) The said entire consideration amount of Rs. 60,00,000/- Rupees Sixty Lakhs Only is included of the Carpet Area, Wash Area & Balcony.
- (H) The Vendor has provided the copies of Approved Lay-Out Plan, Key-Plan, Building Plan, Elevation Plan, Section Plan etc., N.A. permission, Sale Deed, 7/12 Extracts, all Mutation Entries No. 6, necessary orders/permissions, Loan Papers, Receipts of the Land Revenue, Title Clearance Certificate / Search Report etc. to the Party of the Second Part and after getting it verified through the Advocate / Solicitor / Legal Expert and after being satisfied with the same the Party of the Second Part has agreed to purchase the Said Property from the Vendor.
- (I) The Vendor has given all the information about quality of the materials and goods used in the said scheme to the purchaser, which the Purchaser has got verified through their experts of the respective fields and the Purchaser is fully satisfied with same.
- (J) The Vendor will obey all the terms and conditions, restriction laid down by the competent authority for passing the plan of the said scheme and construct the said scheme accordingly. The vendor completing the construction of the said scheme and obtain B.U.Permission / Completion Certificate on dated 17/10/2025 from the competent authority.
- (K) The Parties herein hereby agrees to obey the terms and conditions mentioned in this Sale Deed and also agrees to obey the Rules and Regulations / Laws enacted and framed from time to time by the Government.
- (L) AND Whereas the vendor has executed and agreement to sale in respect of the said property in question in favour of purchaser

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2026

Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

by an agreement to sale, and also duly registered with the office of the Sub - Registrar, Ahmedabad - 6 (Naroda), under serial No. 21407, Dated : 10/07/2026 and allottee / purchaser hereby declared and confirmed that all the terms and conditions, which mentioned in the said agreement to sale will be bounded to him / her / it (i.e. allottee / Purchaser).

-: NOW THIS SALE DEED WITNESSETH THAT:-

1. In consideration of the sum of Rs. **Rs. 60,00,000/- Rupees Sixty Lakhs Only** paid by the Purchaser/s to the Vendor as per the details mentioned hereunder:-

Rupees	Bank Name	Cheque / D.D. No. / Transfer	Date
1,000/-	State Bank of India	SBIY226161153 209302267921	10/06/2026
99,000/-	State Bank of India	SBIY226161154 028822245404	10/06/2026
52,40,000/-	HDFC Bank	RTGS Ref No. HDFCR520260720 85460580	20/07/2026
6,00,000/-	HDFC	482589	03-08-26
60,000/-	TDS	Paid	
60,00,000/-	Rs. SIXTY LAKHS ONLY		

(the receipt whereof is acknowledged and admitted by the Vendor), the Vendor hereby grant, sell, assign, convey, transfer, assure and this sale deed is valid subject to realization of above payment. Vendor shall handed over physical, vacant and peaceful possession of the said Property unto the Purchaser/s TO HAVE AND TO HOLD all and singular the said property hereby sold, granted, conveyed and assured and intended or expressed so to be with their and every of their rights and

Patil

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Deed of Conveyance immovable property situated in SAIPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

appurtenances UNTO AND TO THE USE and benefit of the Purchaser/s forever and SUBJECT to the payment of all rents, taxes, assessments, dues and duties now chargeable upon the same or which may from the date of these presents become payable to the Government of Gujarat or any other Local/Public Body or Bodies in respect thereof.

2. The total consideration price as stated above excludes Taxes (consisting of tax paid or payable by the Vendor by way of Goods and Service Tax, Auda charges, GEB charges and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Vendor) up to the date of handing over the possession of the Said Property, which shall be separately/payable by the Purchaser in the manner as may be decided by the Vendor.

3. REPRESENTATION AND WARRANTIES OF THE VENDOR:

(i) The Vendor has clear and marketable title with respect to the said land; as declared in the title report and has the requisite rights to carry out development upon the said land and also has actual, physical and legal possession of the said land for the implementation of the said scheme;

(ii) The Vendor has lawful rights and requisite approvals from the competent Authorities to carry out development of the said scheme and shall obtain requisite approvals from time to time to complete the development of the project;

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No 26284 AHD-6/NRD
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Deed of Conveyance immovable property situated in SAMPAD - PRUDERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

(iii) There are no encumbrances upon the said land or the said scheme except those disclosed in the title report;

(iv) All approvals, licenses and permits issued by the competent authorities with respect to the said scheme, said land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

(v) The Vendor has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

(vi) The Vendor has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the said land, including the said scheme and the said property which will, in any manner, affect the rights of Purchaser under this Agreement;

(vii) The Vendor concompans that the Vendor is not restricted in any manner whatsoever from selling the said property to the purchaser in the manner contemplated in this Agreement;

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

4. The Purchaser will not store in the said property 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 said property 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 said property is situated, including entrances of the building in which the said property is situated and in case any damage is caused to the building in which the Said Property is situated or the Said Property on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of this breach.
5. If within a period of five years from the date of handing over the Said Property to the Purchaser, the Purchaser brings to the notice of the Vendor any structural defect in the Said Property or the building in which the Said Property are situated or any defects on account of workmanship, quality or provision of service, then, whenever possible such defects shall be rectified by the Vendor at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Vendor, compensation for such defect in the manner as provided under the Act.

Provided that the Vendor shall not be liable in respect of any structural defect or defects on account of workmanship, quality or provision of service which cannot be attributable to the Vendor or beyond the control of the Vendor.

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

6. The Vendor assures and declares unto the Purchaser that the said property was purchased out of the funds of Vendor and hence except the Vendor nobody else is having right, title, share, claim and interest and prior to the conveyance of the said Property, the Vendor has not sold, transferred, assigned, mortgaged or gifted the said property or any part thereof to anybody else and that there is no any order passed by any court of law restraining the Vendor from being sale, transfer, assign, mortgage of the said property.
7. The Purchaser will have to compulsorily become the member and obey the rules and regulations of the maintenance body to be formed in future. The purchaser will have to pay the amount of maintenance deposit, without any objection, to be collected by the maintenance body, in future.
8. The Promoter shall have not any claim on F.S.I., Additional F.S.I. and terrace rights after Building Use permission has been obtained, such rights if any will be owned by the service society of allottee.
9. The Purchaser has clearly understood and agreed that the UnitHolders of Unit No. A-102, A-103, B-102 & B-103 have got ingress and outgress to the terrace. None of the other Unit-holders of the said scheme have any right on the terrace. Another extra terrace will be common for all Unit-Holders. Unit-Holder of Unit No. A-102, A-103, B-102 & B-103 are not entitled to make any construction on said terrace. The Purchaser agrees and confirms the said condition and in future the Prospective Purchaser will not make any dispute or demand for the said permanent arrangement. The Unit-Holder shall allow the First

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

Party / Maintenance Society to use the terrace for any utilities repairs and he / she / they is / are not entitled to raise any objection for the same. Any shop / commercial unit holder shall have no right on terrace of the said scheme.

10. The purchaser cannot give the said property on lease, sub-lease, rent, leave and license or in any manner for his/her/their/its personal benefit till the total sale consideration of the said property is completed.
11. The Purchaser/s are not entitled to make any change in interior/ exterior elevation, exterior colour scheme of the said scheme. The Purchaser/s shall not be entitled to make any change/ alteration in internal/external structure of the Said Property. The purchaser shall not be entitled to make any kind of structural core cutting and Zari work in column and beam of building structure. Also purchaser shall not be entitled to make any kind of fabrication work on building elevation.
12. The Purchaser/s is required to keep the 'Said Property', walls and partition walls, sewers, drains, pipes and appurtenances thereto belonging to, in good and tenantable repair and conditions and in particular so as to support, shelter and protect the parts of the building other than their property.
13. The Purchaser shall have to maintain at their cost, the 'Said Property' in good condition, state and order, in which it is delivered to them and shall abide by all byelaws, rules and regulations of the government, electricity charges, local bodies and other authorities.



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Deed of Conveyance immovable property situated in **SAMPAD PRIMERO** situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

14. The Purchaser shall have to pay / contribute proportionate amount to service society/association formed for the maintenance of said "**SAMPAD PRIMERO**" Scheme.
15. The Party of the Second Part will have access rights to all common amenities and common areas provided by the Party of the First Part. The Party of the Second Part will also not claim individual ownership rights in the undivided share in land.
16. If any provision of this deed shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
17. This Sale Deed is to be read and understood as per the provisions made under the Real Estate (Regulation and Development) Act, 2016 and under the rules of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017.
18. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.



P. K. Kalyan

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

19. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Ahmedabad courts will have the jurisdiction for this Agreement.
20. All expanses related to this deed of conveyance such as Stamp duty, Registration Fee, Typing Fee and Miscellaneous expanses are borne by Second Party – Purchaser only. If any Stamp duty, Registration Fees, etc. are to be paid later, then it is to be paid and borne by Second Party – Purchaser only.

SCHEDULE ABOVE REFERRED TO

(Description of the said Immovable Property)

All That piece & parcel of Immovable property bearing Flat No. **B/1302** in Block No. **B** having Total Carpet Area admeasuring about **84.19 sq.mtrs.** situated on **THIRTEENTH Floor** of the said Scheme with Include (i) Carpet Area admeasuring **81.45 sq.mtrs.**, (ii) Wash Area admeasuring **2.74 sq.mtrs.** (iii) Terrace area admeasuring about **0.00 sq.mtrs.** in the scheme known as “**SAMPAD PRIMERO**” together with undivided share in the said land admeasuring about **26.35 Sq.Mtrs.** land bearing Final Plot No. 13/1+14/2 (Sub-Plot No. {13/1+14/2}/2) admeasuring 3824.35 sq.mtrs. of Town Planning Scheme No. 47 (Koteshwar - Motera) allotted in lieu of Revenue Survey No. 24/1 admeasuring 6374 sq.mtrs. situate, lying and being at Mouje - MOTERA Village, Taluka - Sabarmati, Sub District Ahmedabad - 6 (NARODA) of District Ahmedabad.

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.

The said "SAMPAD PRIMERO" scheme is bounded as follows :- On

or towards East : by 18 Meter T. P. Road

On or towards West : by Survey No. 23

On or towards North : by Final Plot No. 14/2

On or towards South : by Final Plot No. 13/2

The said "Unit" is bounded as follows :-

On or towards East : by Flat no. B/1303

On or towards West : by Society Internal Road

On or towards North : by Society Internal Road

On or towards South : by Flat No. B/1301

IN WITNESS WHEREOF the "Said Partnership firm" hereto through its authorized Partner has hereunto executed this Agreement on the Day Month and year herein above written.

SIGNED AND DELIVERED BY THE
PARTY OF THE FIRST PART :-

- SAMPAD PROJECT
A Partnership Firm through its
authorized partner

Pratik Bharatbhai Patel

In the presence of following
two Witness :-

1. D. B. Sharma

2. Anni

For, SAMPAD PROJECT

Pratik Patel

Partner

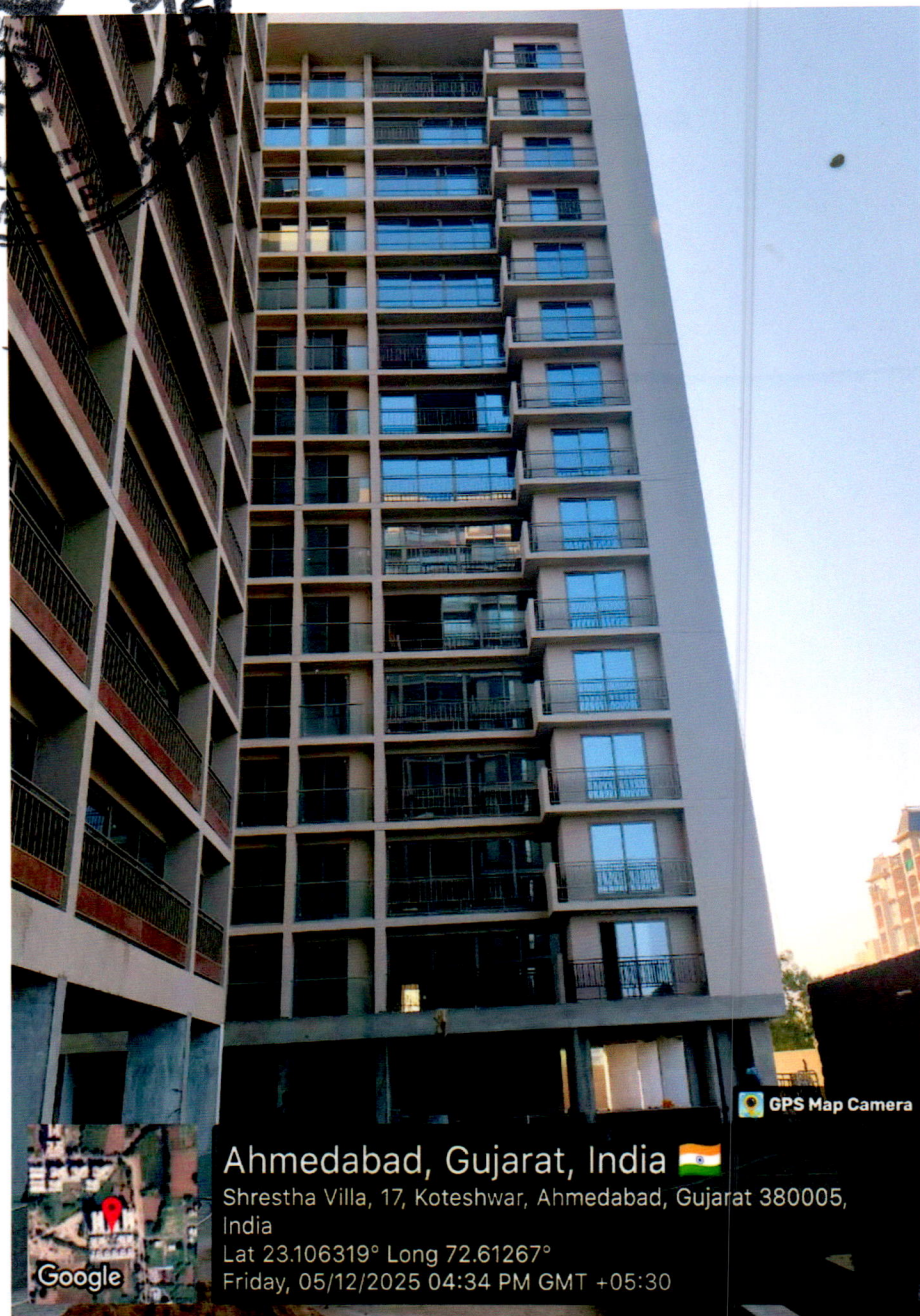


Pratik Patel

Anni

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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.



POSTAL ADDRESS

:- SAMPAD PRIMERO, Motera,

OF PROPERTIES

Ahmedabad – 380005.

FIRST PARTY – VENDOR :-

SECOND PARTY – PURCHASER

For, SAMPAD PROJECT

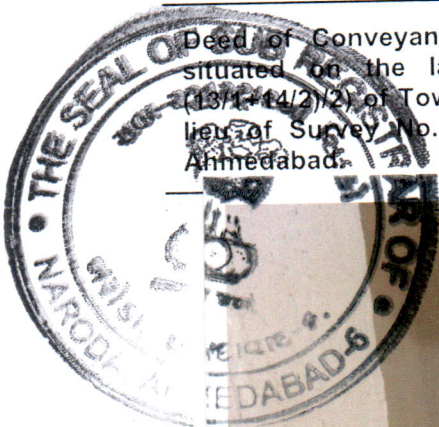
Kat... Partner

Partner

[Signature] *[Signature]*

AHD-6/NRD
No 262845
- 17 -
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Deed of Conveyance immovable property situated in SAMPAD PRIMERO situated on the land bearing Final Plot No. 13/1+14/2 (Sub Plot No. (13/1+14/2)/2) of Town Planning Scheme No. 47 (Koteshwar-Motera) allotted in lieu of Survey No. 24/1 of Mouje - Motera, Taluka - Sabarmati, District - Ahmedabad.



POSTAL ADDRESS

:- SAMPAD PRIMERO, Motera,
Ahmedabad – 380005.

OF PROPERTIES

FIRST PARTY – VENDOR :-

SECOND PARTY – PURCHASER

For, SAMPAD PROJECT

Ratish

Partner

Ratish

AHD-6/NRD

2628410 #301

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નોંધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું પરિશિષ્ટ
દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

૧. ગુજરાત સ્ટેમ્પ અધિ.અંતર્ગત દસ્તાવેજનો પ્રકાર Convayance/Sale Convayance /Sale

૨. અવેજ (રૂ માં) 6000000

૩. બજાર કિંમત (રૂ માં) 0

૪. ૧	તબદિલ થનાર સ્થાવર મિલકતનું વર્ણન	Survey No.24/1, T.P.No.47, F.P.No.13/1+14/2 (Sub Plot No. {13/1+14/2}/2), Block-B, Flat No.1302, 13th Floor, having Carpet Area 81.45 Sq. Mtr. and Balcony/Wash Area 2.74 Sq. Mtr, with Undivided area 26.35.Sq. Mtr. of the Scheme known as "SAMPAD PRIMERO" Motera, Ahmedabad.	
	સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર	SOCIETY INTERNAL ROAD
		પૂર્વ	FLAT NUMBER B-1303
		દક્ષિણ	FLAT NUMBER B-1301
		પશ્ચિમ	SOCIETY INTERNAL ROAD
	અક્ષાંશ	23.106027	
	રેખાંશ	72.612401	

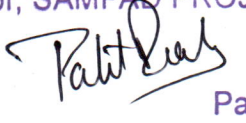
૫. ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૨૮ મુજબ સ્ટેમ્પ ડ્યુટીની અસર કરતી બધી બાબતો અન્વયે સ્ટેમ્પ ડ્યુટીની ગણતરી કરી યોગ્ય સ્ટેમ્પ ડ્યુટી વાપરેલ છે.

૬. સદર દસ્તાવેજ કરી આપવા માટે અમો દસ્તાવેજ કરી આપનાર હકદાર છીએ તેની અમો દસ્તાવેજ કરી આપનાર ખાત્રી આપીએ છીએ. ઉપરની માહિતી અમે સાચી આપી છે. જો કોઈ ખોટી માહિતી આપેલ હોય તો અમારી સમક્ષ નોંધણી અધિનિયમ ૧૯૦૮ તથા સ્ટેમ્પ એક્ટ ૧૯૫૮ અંતર્ગત દંડની અને ફોજદારી ની કાર્યવાહી કરી શકો છો એવી બાંહેધરી આપીએ છીએ. જે વાંચી સમજીને નીચે સહી કરી આપીએ છીએ.

૭. > નોંધણી અધિનિયમ-૧૯૦૮ની કલમ-૮૨ અને ૮૩ અંતર્ગત સબ રજીસ્ટ્રાર સમક્ષ ખોટા કથનો કરવા માટે સાત (૭) વર્ષ સુધીની કેદ અથવા દંડની શિક્ષા અથવા તે બન્ને થઈ શકે છે.

> ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની કલમ-૬૨ મુજબ કલમ-૨૮ અન્વયે સ્ટેમ્પ ડ્યુટી ભરવાની પાત્રતા તથા અસર કરતી હકીકત તથા સંજોગો નહીં દર્શાવવાનો ગુનો આ કલમ હેઠળ સજાપાત્ર છે. દસ્તાવેજ કરી આપનાર તેમજ દસ્તાવેજ કરાવી લેનાર બન્ને સજા પાત્ર છે તેવી જોગવાઈ અમારી જાણમાં છે.

દસ્તાવેજ કરી આપનાર

નામ	ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
1 AUTHORISED PARTNER OF SAMPAD PROJECT PRATIK BHAI B PATEL			For, SAMPAD PROJECT  Partner

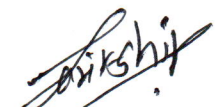


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નોંધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું મારિશિટ
દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

દસ્તાવેજ કરાવી લેનાર

નામ	અંગુઠા ની છાપ	સહી
1 NAYANKUMAR ARAJANJI PARMAR		
2 PARMAR PARIKSHIT NAYANJI		

AHD-6/NRD

Date : ____/____/____.

No 26284

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AUTHORITY LETTER

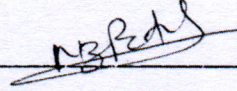
— simply better value —

આથી અમો નીચે સહી કરનાર “સંપદ પ્રોજેક્ટ” (SAMPAD PROJECT) ના ભાગીદારો જણાવીએ છીએ કે, અમારી તમામ સ્કીમના બાંધકામના પોલીસ, એન.ઓ.સી, પ્લાન મંજૂર કરવા માટે, પ્રોગ્રેસ ચેક કરાવવા માટે, બિલ્ડિંગ યુઝ પરમીશન મેળવવા માટે, પાણી અને ગટર કનેક્શનના કામ સ્કીમના બાંધકામ પૂર્ણ થાય ત્યાં સુધી AMC (Ahmedabad Municipal Corporation) લગતા તમામ કામકાજ, U.G.V.C.L, તથા RERA (Gujarat Real Estate Regulatory Authority), GST (GOODS AND SERVICE TAX), સ્કીમ ને લગતા બાનાખત, વેચાણ દસ્તાવેજ અને અન્ય સરકારી કચેરી ને લગતા કામકાજ માં જ્યાં જ્યાં જરૂર પડે ત્યાં જરૂરી સહીઓ કરવા માટે બધા ભાગીદારો વતી અમારા વિશ્વાસુ શ્રી પ્રતિક ભરતભાઈ પટેલ ને સહી કરવાની સત્તા આપીએ છીએ.

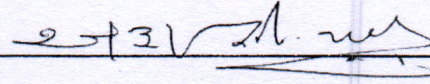
સંમતી આપનાર ભાગીદારનું નામ:

સહી

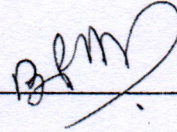
(૧) શ્રી મ્હલયભાઈ ભરતભાઈ પટેલ



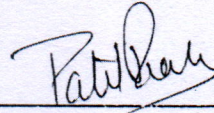
(૨) શ્રી અરુણભાઈ છોટાભાઈ પટેલ



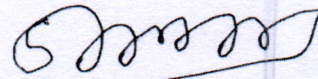
(૩) શ્રી બિપિનભાઈ રમણલાલ પટેલ



(૪) શ્રી પ્રતિક ભરતભાઈ પટેલ



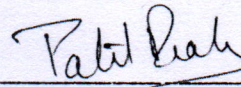
(૫) શ્રી સુહાસ રમણભાઈ પટેલ



ઓથોરિટી લેનાર ભાગીદારનું નામ:

સહી

(૧) શ્રી પ્રતિક ભરતભાઈ પટેલ



Regd. Office:

© F - 101, Sangath Silver, B/h. D'mart Mall, Visat - Gandhinagar Highway, Motera, Ahmedabad 380005

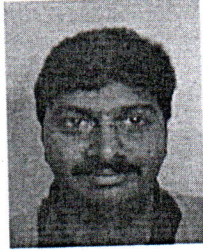
☎ +91 99133 13309 ☎ info@sampad.co.in ☎ www.sampad.co.in



ભારત સરકાર
Government of India



Download Date: 13/08/2021



પટેલ પ્રતીક ભરતકુમાર
Patel Pratik Bharatkumar
જન્મ તારીખ/DOB: 03/11/1991
પુરુષ/ MALE

Issue Date: 04/07/2017

No 26284

AHD-6/NRD

30

7733 8032 4428

VID : 9146 0357 7254 0182

મારો આધાર, મારી ઓળખ

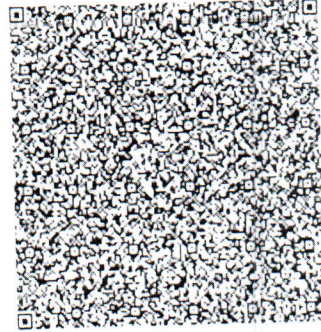


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું :
પિતાનું/માતાનું નામ: ભરતકુમાર, એ/19, ઉમિયા
બંગ્લોઝ, ઇન્દિરા બ્રિજ પાસે, હાંસોલ સરદારનગર,
અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 382475

Address:
S/O: Bharatkumar, A/19, Umiya Bungalows,
Near Indira Bridge, Hansol Sardarnagar,
Ahmedabad City, Ahmedabad,
Gujarat - 382475



7733 8032 4428

VID : 9146 0357 7254 0182

1947

help@uidai.gov.in

www.uidai.gov.in



આયકર વિભાગ
INCOME TAX DEPARTMENT



ભારત સરકાર
GOVT. OF INDIA

PRATIK BHARATBHAI PATEL

BHARATBHAI SOMABHAI PATEL

03/11/1991

Permanent Account Number

BOUPP7888A

Patel Pratik

Signature



25/04/2011

Patel Pratik



भारत सरकार
Government of India



नयनकुमार अरजान्जी परमार
Nayankumar Arajanji Parmar
जन्म तारीख/DOB: 05/11/1968
पुरुष/ MALE

5233 4293 3153

VID: 9191 8453 0596 0983

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



પરમાર-પરીક્ષિત નયનજી
Parmar Parkshit Nayapji
જન્મ તારીખ/DOB: 25/11/1997
પુરુષ/ MALE

9915 4358 7745

VID: 9126 6081 5069 1311

મારો આધાર, મારી ઓળખ

IB REGISTERED

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું:
S/O અરજાણી ધનજીભાઈ પરમાર, ૩૮, ધરણીધર
બંગલોડ, ત્રણ હનુમાન મંદિર રોડ, ડીસા, બનાસકાંઠા,
ગુજરાત - ૩૮૫૫૩૫

Address:
S/O Arjanji Dhanjibhai Parmar, 38,
dharnidhar bungalows, tran hnuman mandir
road, Deesa, Banas Kantha,
Gujarat - 385535



5233 4293 3153

VID: 9191 8453 0596 0983



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું:
S/O નયનભાઈ અરજાણી પરમાર, ૩૮, ધરણીધર
બંગલોડ, ત્રણ હનુમાન મંદિર રોડ, ડીસા, બનાસકાંઠા,
ગુજરાત - ૩૮૫૫૩૫

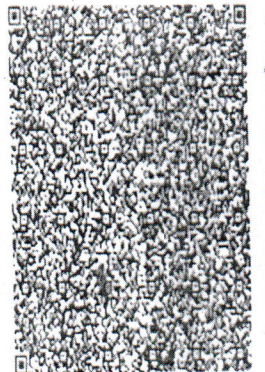
Address:
S/O Nayanbhai Arajanji Parmar, 38,
dharnidhar bungalows, tran hanuman
mandir road, Deesa, Banas Kantha,
Gujarat - 385535

AHD-6/NRD

2026 284 30

9915 4358 7745

VID: 9126 6081 5069 1311



આયકર વિભાગ
INCOME TAX DEPARTMENT



ભારત સરકાર
GOVT. OF INDIA



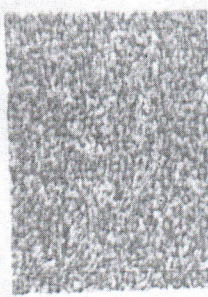
સ્થાયી લેખા સંખ્યા કાર્ડ
Permanent Account Number Card
ADGPPF7049B

નામ / Name
PARMAR NAYANKUMAR ARAJANJI

પિતા કા નામ / Father's Name
ARAJANJI DHANJIBHAI PARMAR

જન્મ તારીખ /
Date of Birth
05/11/1968

હસ્તાક્ષર / Signature



12102018

આયકર વિભાગ
INCOME TAX DEPARTMENT



ભારત સરકાર
GOVT. OF INDIA



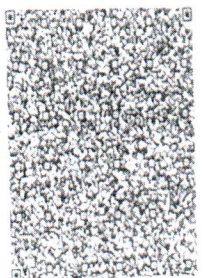
સ્થાયી લેખા સંખ્યા કાર્ડ
Permanent Account Number Card
DGCPP8063H

નામ / Name
PARMAR PARIKSHIT NAYANJI

પિતા કા નામ / Father's Name
NAYANJI ARAJANBHAI PARMAR

જન્મ તારીખ /
Date of Birth
25/11/1997

હસ્તાક્ષર / Signature



21122018

દસ્તાવેજ નંબર 26284 તારીખ 12/08/2026

પરિશિષ્ટ

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

અ. નં.	પ્રશ્ન	જવાબ(હા/ના)
	લખી આપનાર, સંમતિ આપનાર કે તેઓના કુલમુખત્યારને પુછવાના પ્રશ્નો	
1	લેખમાં દર્શાવ્યા મુજબ <u>MOTERA</u> મહેસુલી ગામની (સર્વે નંબર/ બ્લોક નંબર/ ટી.પી.નંબર /એફ.પી.નંબર વિગેરે) ની ખેતી/બિનખેતીની મિલકતનો <u>મિલકત ફેરખત/વેચાણ(વેચાણ)</u> લેખ કરી આપેલ છે?	હા
2	લેખમાં દર્શાવ્યા મુજબ <u>26.35</u> ચો.મી. ખેતી/બિનખેતીની મિલકતનો માટે લેખ કરી આપેલ છે ?	હા
3	લેખમાં દર્શાવ્યા મુજબની વિગતે અવેજની રકમ મળેલ છે ?	હા
4	અમોએ અગાઉ કોઈ અન્યને આ મિલકતનો કોઈ પણ પ્રકારનો કરાર, વેચાણ, બક્ષીસ કરી આપેલ છે કે કેમ?	ના
5	સદર મિલકત ઉપર કોઈ લોન લીધેલ હોય અને તેનો બોજો હાલમાં ચાલુમાં છે ?	ના
6	લેખમાં દર્શાવેલ વિગતો વાંચી, વંચાવી, સમજી, વિચારીને તમે પોતે જાતે જ સહી/અંગુઠાની છાપ કરેલ છે તે તમે કબૂલ રાખો છો ?	હા
	પાવર ઓફ એટર્ની આપનાર દસ્તાવેજની તારીખે હયાત છે?	લાગુ પડતું નથી
	પાવર ઓફ એટર્નીના લેખમાં પાવર ઓફ એટર્ની આપનાર વ્યક્તિઓ સહી/અંગુઠાનું નિશાન કરેલ છે?	લાગુ પડતું નથી
	પાવર ઓફ એટર્નીનો લેખ દસ્તાવેજની તારીખે અમલમાં છે?	લાગુ પડતું

સ્થાવર મિલકતના મુલ્યાંકન માટેનું ગણતરી પત્રક

As per
Guidelines - 2023

દસ્તાવેજ નંબર / વર્ષ	26284/2026	સર્વે નંબર	13
મિલકત નો પ્રકાર	રહેણાક - ફ્લેટ / એપાર્ટમેન્ટ	ઝોન	R/0/3
અમદાવાદ	AUDA - REVENUE	MOTERA -	
વિકસિત જમીન નો દર	20700	જમીન+બાંધકામ માટે નો દર	20700.00
પ્લોટનું ક્ષેત્રફળ	0 @20700 (20700 ના 100%)	જમીનની કિંમત	0

	100%)				
Description	ક્ષેત્રફળ (ચો.મી.)		કિંમત	વર્ષ	ધસારો
ત્રીજા / તેનાથી ઉપરના માળે	97.7400	@ 18630 (20700 ના 90 %)	1820896.2000	2026	0.00
	8.0000	@ 2070 (20700 ના 10 %)			16560.00

(૧) જમીનની કિંમત	0
(૨) બાંધકામની કિંમત	1820896.20
(૩) અન્ય કિંમત	16560.00
(૪) ધસારો	0.00
(૧) + (૨) + (૩) - (૪)	1837456.2

મિલકતનું મુલ્યાંકન	1837500
સહી કર્યા તારીખ	12-08-2026

No Exemption. 0
60000000

**નોંધ (1) સ્થળ નિરિક્ષણ કરેલ નથી.
(2) દસ્તાવેજનું વિગતે મૂલ્યાંકન અંદાજેલ છે.

અવેજ ની રકમ રૂ. 60000000
સ્ટેમ્પ ડ્યુટીનો દર(ટકા) 4.9%
વાપરવા પાત્ર સ્ટેમ્પ રૂ. 294000
વાપરેલ ડ્યુટી રૂ. 294000/-
ડ્યુટી ચોગ્ય છે.

AHD-6/NRD

26284

2026

H.M.Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

(G2.0) 12/08/2026 12:56 PM

અનુક્રમ નંબર 26284 સને 2026 ના ઓગસ્ટ માસની
12 મી તારીખે 12 થી 13 વાગ્યાની વચ્ચે
અમદાવાદ-૬- નરોડા સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.

પહોંચ નંબર:202600600044644

ફીપહોંચી છે તે

Rs.

રજીસ્ટ્રેશન ફી

50000.00

નકલ કરવા ની ફી સાઈડ / ફોલીયો (30)

500.00

અન્ય ફી

0.00

કુલ એકંદરે રૂ.

50500.00

દસ્તાવેજ પ્રકાર: Conveyance/Sale : Conveyance /Sale
20260802986318636



AUTHORISED PARTNER OF SAMPAD PROJECT
PRATIK BHAI B PATEL

H.M.Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

H.M.Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

અનુ.નંબર પક્ષકારનું નામ અને સરનામું

ઉંમર

ફોટોગ્રાફ

ડા.હા.અં.ની છાપ

સહી

આપનાર

૧

SAMPAD PROJECT: ભાગીદાર/રો
PRATIKBHAI B PATEL,
AUTHORISED PARTNER OF
SAMPAD PROJECT PRATIK BHAI B
PATEL

૩૫



A-19,UMIYA
BUNGLOWS,,SARDARNAGAR,AHM
EDABAD CITY (અમદાવાદ
શહેર),AHMEDABAD
(અમદાવાદ),GUJARAT (ગુજરાત),382475
PANNO:BOUPP7888A

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
લખી આપ્યાનું કબુલ કરે છે.

(G2.0) 12/08/2026 12:56 PM

૧ RAJESH B SHARMA
A-13,POOJA APARTMENT,,BAPUNAGAR,AHMEDABAD
CITY (અમદાવાદ શહેર),AHMEDABAD (અમદાવાદ),GUJARAT
(ગુજરાત),382345

૨ ANAND THAKOR .
12,DR BABA SAHEB
AMBEDKARNAGAR,,CHANDKHEDA,SABARMATI
(સાબરમતી),AHMEDABAD (અમદાવાદ),GUJARAT (ગુજરાત),380005



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



R.B. Sharma

Remy

તારીખ: ૧૨ માહે: ઓગસ્ટ -૨૦૨૬

H.M. Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

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

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 નંA..... 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.

H.M. Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

(G2.0) 12/08/2026 12:56 PM

AHD-6-NRD		
26284	20	50
2026		

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

તારીખ: 12/08/2026

H.M.Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા



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

આપનાર નંબર

1

લેનાર નંબર

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સમતી આપનાર નંબર

તારીખ: 12/08/2026

H.M.Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

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

તારીખ: 12/08/2026

H.M.Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

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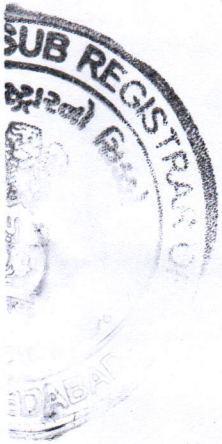
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Book No.

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Registered No.

Date: 12-08-2026



H.M.Parmar
Sub Registrar

S.R.O - Ahmedabad-6 Naroda

