

1034
2021

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

MAHENDRA M. KANSARA
NOTARY
(Govt. of India)
REG. NO. 4382/2007

SER. NO. 1034/2021

DATE: 26 MAR 2021

Certificate No. : IN-GJ34941312904855T
Certificate Issued Date : 25-Mar-2021 06:34 PM
Account Reference : IMPACC (SV)/ gj13002104/ BHARUCH/ GJ-BH
Unique Doc. Reference : SUBIN-GJGJ1300210405939210604725T
Purchased by : IMRAN SHAIKH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AL FOULEK RESIDENCY PVT LTD
Second Party : NOT APPLICABLE
Stamp Duty Paid By : AL FOULEK RESIDENCY PVT LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MAHENDRA M. KANSARA
(B.Com., LL.B)
ADVOCATE & NOTARY
(Govt. of India)
G/1101, Kalyaneshwari,
Lokubhaya Chakla,
Bharuch (GUJARAT) (INDIA)
Pin 392001 Mo.: 9427116283



LB0015491495

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FORM 'B'

(See rule 3 (4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Ibrahim Ahmed Kosiya promoter /~~duly authorized by the promoter~~ of Al Foulek (Name of proposed project), vide its/his/her/their authorization dated 19/02/2021.

I, Ibrahim Ahmed Kosiya promoter/~~duly authorized by the promoter~~ of Al Foulek (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of Al Foulek (Name of the proposed project) is proposed;

OR

We have/has a legal title to the land on which the development of Al Foulek (Name of the proposed project) is to be carried out;

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.

OR

~~details of encumbrances~~ _____ ~~including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. the time period within which the project shall be completed by me/us is 31/03/2025.
4. seventy per cent of the amounts realised by me/us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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



IBRAHIM AHMED KOSIYA

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Bharuch on this 26th day of March, 2021

IBRAHIM AHMED KOSIYA

Deponent



Solemnly affirm before me by _____
who is identified by advocate _____
whom I Personally Know as _____

MAHENDRA M. KANSARA
NOTARY
(Govt. of India)

12/1310, Panchsati Apartment,
Opp. Jilla Sahitya Akademi, Sakinaka,
BHARUCH-362001, Gujarat.

26 MAR 2021



Al Foulek Residency Private Ltd.

Regd. Off. : Shop No. 07, Chandni Complex, Dahej Bye Pass Road, Bharuch

CIN No U45200GJ2011PTC068171

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF AL FOULEK RESIDENCY PVT LTD, ON FRIDAY THE 5TH DAY OF FEBRUARY 2021 AT THE REGISTERED OFFICE OF THE COMPANY AT 11.00AM.

=====

Director of the Company Mr. Ibrahim Ahmed Kosiya informed the Board that the Company has undertaken a real estate commercial cum residential project in the name of Al Foulek Projects on the NA land bearing RS No. 50,54/p and 55/p, village Dungri, Bharuch. The project has been passing through the difficult time due to pandemic Covid 19. Now the Company has decided to make an application for registration of the real estate project namely Al Foulek Project under Real Estate (Regulation and Development) Act, 2016, Gujarat. (Here in after referred to as Guj RERA) An online application is required to make on the portal of Guj RERA and for this purpose an authority is required to be given to the Director of the Company. The Board discussed the issue and unanimously resolved as under:

RESOLVED THAT an online application for registration of the real estate project of the Company namely Al Foulek Project undertaken on the NA Land bearing RS No. 50,54/p and 55/p, village Dungri, Bharuch under Real Estate (Regulation and Development) Act, 2016, Gujarat. (Here in after

referred to as Guj RERA) on the portal of Guj RERA be and hereby made under the provisions of Real Estate (Regulation and Development) Act, 2016, Gujarat, Rules framed there under RERA and circulars and orders issued by the Guj RERA Authority from time to time.

FURTHER RESOLVED THAT director of the Company Mr. Ibrahim Ahmed Kosiya is be and hereby authorised to make an application under Guj RERA for and on behalf of the Company and to digitally as well as physically sign the application to be made to Guj RERA and to carry out all such acts and deed as may be necessary relating to registration of the project under Guj RERA.

FURTHER RESOLVED THAT director of the Company Mrs. Hamida Ibrahim Kosiya is be and hereby authorised to certify copy of the resolution.

// CERTIFIED TRUE COPY //



For Al Foulek Residency Pvt. Ltd.

Hamida ben Ahmed

Director



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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Sr. No. 15247/21
Date 3.0 JUN 2021

KAHULKUMAR J. SOLANKI
ADVOCATE & NOTARY
GOVT OF INDIA
Res. B. B. Row House-2,
Near Narayan Vidhyalay,
Dist. Bharuch-392001 (Guj.).
M. No. 96243 23510

Certificate No. : IN-GJ67068730203438T
Certificate Issued Date : 23-Jun-2021 04:38 PM
Account Reference : IMPACC (SV)/ gj13002104/ BHARUCH/ GJ-BH
Unique Doc. Reference : SUBIN-GJGJ1300210469782271597389T
Purchased by : IMRAN SHAIKH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : AL FOULEK RESIDENCY PVT LTD
Second Party : NA
Stamp Duty Paid By : AL FOULEK RESIDENCY PVT LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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Affidavit Cum Declaration

Affidavit cum declaration of Mr. Ibrahim Ahmed Vali Kosiya authorised signatory of Al Foulek Residency Pvt. Ltd. (firm name) for the project Al Foulek (project name) situated at R.S. No. 50/p, 54/p, 55+55/p/1, Mouje: Dungri, Bharuch : 392001. (project address)

I Ibrahim Ahmed Vali Kosiya authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under:

I/we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017.

OR

Our project Al Foulek (Project name) is in the Bharuch (Authority name) municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Bharuch (Authority name) municipal corporation. With prior permission of Chief Officer Bharuch Nagarpalika (Authority name) prior to giving possession to allottees.

I/we further undertake that I/We will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.



Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me at Bharuch on this 30th day of June, 2021



BEFORE ME
Only Ibrahim Ahmed Vali Kosiya
RAHULKUMAR J. SOLANKI
ADVOCATE & NOTARY
GOVT. OF INDIA
Dist. Bharuch. (Gujarat)
M. No. 96243 / 510

Deponent



30 JUN 2021

Sr. No. 1546/21
Date 09 JUN 2021



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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

RAHULKUMAR J. SOLANKI
ADVOCATE & NOTARY
GOVT OF INDIA
Res. :- Bharti Row House-2,
Near Narayan Vidhyalay,
Dist. Bharuch-392001 (Guj.).
M. No. 96243 23510

Certificate No. : IN-GJ67064260686948T
Certificate Issued Date : 23-Jun-2021 04:35 PM
Account Reference : IMPACC (SV)/ gj13002104/ BHARUCH/ GJ-BH
Unique Doc. Reference : SUBIN-GJGJ1300210469772383444732T
Purchased by : IMRAN SHAIKH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : AL FOULEK RESIDENCY PVT LTD
Second Party : NA
Stamp Duty Paid By : AL FOULEK RESIDENCY PVT LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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(Notarized Declaration on 300 Rs. Stamp)

Affidavit

Affidavit cum declaration of Mr. Ibrahim Ahmed Vali Kosiya Promoter / Duly authorized Signatory of Al Foulek Residency Pvt Ltd. for Project Al Foulek at TP No _____, FP No _____, S.P No _____, Block/Survey No. 50/p, 54/p, 55+55/p/1, Moje-Dungri, Ta. Bharuch, Dist. Bharuch.

I Ibrahim Ahmed Vali Kosiya authorized Signatory by the promoter Al Foulek Residency Pvt Ltd. do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No. PR/BHARUCH/BHARUCH/BHARUCH TPO/210308/010539 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form - 3 submitted by me as prepared by chartered accountant Mr. Chirag J. Tambadia is showing RERA Carpet area (9184.64 Sq. Mtr.), which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form - 3 carpet area calculation, I/We are bound to pay the same.



Promoter

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me at Bharuch on this 30th day of June, 2021



BEFORE ME
only 

RAHULKUMAR J. SOLANKI
ADVOCATE & NOTARY
GOVT. OF INDIA
Dist. Bharuch, (Gujarat)
M. No. 96243 23510

30 JUN 2021



Sr. No. 1545/21
Date 30 JUN 2021



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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

RAHULKUMAR J. SOLANKI
ADVOCATE & NOTARY
GOVT OF INDIA
Resi. :- Bharti Row House-2,
Near Narayan Vidhyalay,
Dist. Bharuch-392001 (Guj.
M. No. 96243 23510

Certificate No. : IN-GJ67070221301550T
Certificate Issued Date : 23-Jun-2021 04:39 PM
Account Reference : IMPACC (SV)/ gj13002104/ BHARUCH/ GJ-BH
Unique Doc. Reference : SUBIN-GJGJ1300210469785825541600T
Purchased by : IMRAN SHAIKH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : AL FOULEK RESIDENCY PVT LTD
Second Party : NA
Stamp Duty Paid By : AL FOULEK RESIDENCY PVT LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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(Notarized Declaration on 300 Rs. Stamp)

Affidavit



Affidavit cum declaration of Mr. Ibrahim Ahmed Vali Kosiya Promoter / Duly authorized Signatory of Al Foulek Residency Pvt Ltd. for Project Al Foulek at Survey No. 50/p, 54/p, 55+55/p/1, Moje-Dungri, Ta. Bharuch, Dist. Bharuch.

I Ibrahim Ahmed Vali Kosiya authorized Signatory by the promoter Al Foulek Residency Pvt Ltd. do hereby solemnly declare, undertake and state that:



1. Non Agriculture land bearing R.S. No. 50/P & 55/2, 54, 55+55/P within the boundary of village Dungari, District, Sub District Bharuch. Admeasuring. 11622.36 Sq.Mtr. was purchased by Ibrahim Ahmed Vali Kosiya by registered sale deeds in four trench more particularly described in the schedule A stated hereunder: Schedule -A.

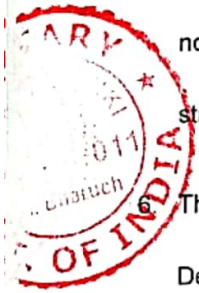
R.S. No.	Date of registration of Sale Deed.	Document No.	Area as per Sale Deed in sq. mtr.	Area after land acquisition and as per BAUDA in sq. mtr.
50 Paiki 55/2	25/10/2002	4281	9511	9507
54/2	27/02/2006	1190	681.45	428.25
55+55 Paiki 1	14/05/2012	5380	720.93	1430.00
55-1+55-1 Paiki	28/05/2012	5758	709.00	
TOTAL AREA			11622.38	11365.25

2. Non - Agriculture Land bearing R.S. No.55/2 situated within the boundary of village Dungari, District, Sub District Bharuch. Admeasuring 4.00 Sq.mtr. was acquired by special land acquisition officer vide case no. 26/07/Dungari/Vashi/381 Dt:11/06/2012 and area of the land was reduced from 9511.00 sq. mtr to 9507.00 sq. mtr.

3. Non – Agriculture Land bearing R.S. No.54/P/2 situated within the boundary of village Dungari, District, Sub District Bharuch. Admeasuring 253.20 Sq. mtr. (out of total acquiring of 273 sq. mtr.) was acquired by the special land acquisition officer vide case no. 26/07/Dungari/Vashi/473 to 483. Dt:16/04/2012 and area of the land was reduced from 681.45 sq. mtr to 428.25 sq. mtr.

4. The total consolidated area of the land parcel was reduced from 11622.38 sq. mtr. to 11,365.25 sq. mtr. after land acquisition.

5. Thereafter Bharuch Ankleshwar Urban Development authority (BUDA) approved revised lay out plan and granted development permission bearing no.45 vide permission latter no. BAUDA/VASHI/1755 Dt.22/10/2012. By mistake the area of the land parcel was stated as 1136.25 sq. mtr in the permission instead of 11365.25 sq. mtr.



6. Thereafter Bharuch Ankleshwar Urban Development authority issued rectification of Development Permission no. BAUDA/VASHI/BAUDA/Permission No.2098 Dt. 01/04/2013, making rectification of mistake in area and total area of the land was certified to 11,365.25 sq. mtr.

7. Thereafter the Collector, Bharuch approved revised lay out plan for change of purpose for residential and commercial purpose for the N.A. land (1) bearing RS No. . R.S. No. 50/P+55/2 admeasuring 9507 SM, (2) R.S. No. 54/P/ Plot No.2 admeasuring 428.25 SM and (3) R.S. No. 55/1 + 55/1 Plot No. 3,3A, 4 & 5 admeasuring 1430.00 SM, the entire land Admeasuring of 11,365.25 SM situated within the boundary of village Dungari, District, Sub District Bharuch and issued order no. Bhumi/Re.Paln/Vashi/8108 to 8113 dt.06/12/2013.

8. Thereafter the land owner Mr. Ibrahim Ahmed Vali Kosiya entered in the joint Development agreement with M/s. Al Foulek Residency Pvt. Ltd., a Company registered under the companies act 1956 having is registered office at Shop No.7 Chandni Complex

Mouje Dungari Bharuch: 392001 on 31/12/2011 for the purpose & development of land.

9. Thereafter M/s. Al Foulek Residency Pvt. Ltd. Put up a project in the name of Al FOULEK and started construction on the land more particularly described in Schedule A as per Plan approval by BAUDA vide permission no.45 dt: 22/10/2012.

10. Thereafter land owner Mr. Ibrahim Ahmed Vali Kosiya made an application to BAUDA for subdivision of the consolidated plot admeasuring 11,365.25 SM into two plots namely:

a. Sub Plot No. 1. admeasuring 6005.00 SM, and

b. Sub Plot No. 2. admeasuring 5360.25 SM

The BAUDA issued an order no. BAUDA/sub-division/Vashi/3558 to 3559 dt:09/12/2016

for sub-division a plot as stated in the order.

Thereafter BAUDA issued construction permission no. 919 vide is order No.

BAUDA/Construction permission/Vashi/ 3560 to 3580 dt: 09/12/2016 and approved the building plans.

12. BAUDA approved the building plans and issued the construction permission stated in the para No. 11 above on the basis of construction work carried out on the land more particularly prescribed in the schedule – A as per Development permission no.45 dt:22/12/2012.

13. Thereafter the Developer M/s. Al Foulek Residency Pvt. Ltd. has not done any construction on the land more particularly prescribed in the schedule – A.

14. The land owner Mr. Ibrahim Ahmed Vali Kosiya made an application in form no. 11 for issue of report of progress of construction in respect a Tower-B, Tower-C, Tower-D and Tower-E to BAUDA and made submission of the application to the office of the BAUDA on 17/06/2021.

15. Up to the date of execution of this affidavit the land owner Mr. Ibrahim Ahmed Vali Kosiya

as well as developer M/s. Al Foulek Residency Pvt. Ltd. has not received progress report from the office of BAUDA.

16. Thereafter the land owner and the developer entered into Joint supplementary Agreement for Development Agreement and registered the same with the office of the Sub-Registrar, Bharuch on 28/06/2021 and entered into the register of office of the Sub-Registrar, Bharuch -at SR No. BCH/5990/2021.

17. The land owner and the promoter Developer undertake and declare that they shall carry out construction on sub Plot No.2. on the scheduled land as per building plan approved by BUDA vide is construction permission no. 919 issued on 09/12/2016.

18. The land owner and the promoter developer shall complete the project Al Foulek situated on Sub Plot No.2 of the scheduled land on or before 31/03/2025.



Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me at Bharuch on this 30th day of June, 2021



BEFORE ME
Only Rahulkumar J. Solanki



Deponent

RAHULKUMAR J. SOLANKI
ADVOCATE & NOTARY
GOVT. OF INDIA
Dist. Bharuch. (Gujarat)
M. No. 96243 28510
30 JUN 2021

