

INDIA NON JUDICIAL
Government of Gujarat

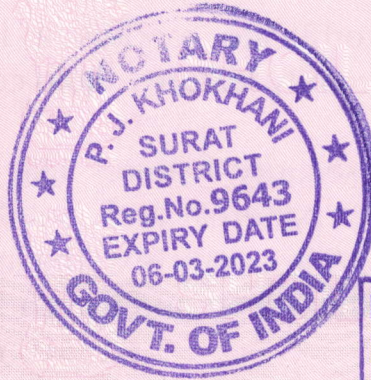
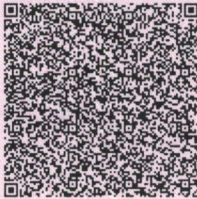


सत्यमेव जयते

Rs.
50

Certificate of Stamp Duty

Certificate No. : IN-GJ63800529197202S
Certificate Issued Date : 22-Jan-2020 06:51 PM
Account Reference : IMPACC (CA)/ gj13199406/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1319940668088931545121S
Purchased by : GHANSHYAMBHAI PARSOTTAMBHAI PATEL
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : GHANSHYAMBHAI PARSOTTAMBHAI PATEL
Second Party : Not Applicable
Stamp Duty Paid By : GHANSHYAMBHAI PARSOTTAMBHAI PATEL
Stamp Duty Amount(Rs.) : 50
(Fifty only)



Register Serial No. 22 JAN 2020
Date: 22 JAN 2020
My Commission Expires
on 6th March 2023

MA 0003315214

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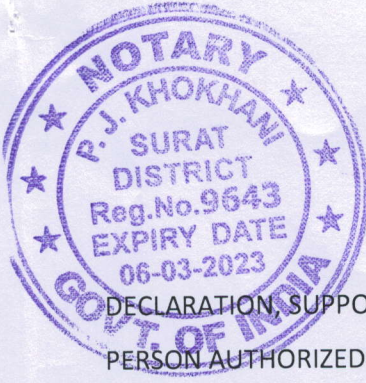
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0003312514



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. **Ghanshyam Parsottambhai Patel** on behalf of **Swastik Enterprise** duly authorized by the promoter of **Swastik Enterprise** situated at TP 12, FP 145, Opposite Deep Darshan Society, Near Sagar Complex, Anand Mahal Road, Adajan, Surat - 395009 vide its authorization dated 20/01/2020.

I, Mr. **Ghanshyam Parsottambhai Patel** duly authorized by the promoter of **Swastik Enterprise** situated at TP 12, FP 145, Opposite Deep Darshan Society, Near Sagar Complex, Anand Mahal Road, Adajan, Surat – 395009 do hereby solemnly declare, undertake and state as under that;

1. **Swastik Enterprise** has a legal title to the land on which the development of Sygnora Sky is to be carried out

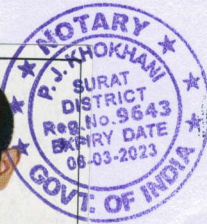
AND

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.
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.

Ghanshyam Patel

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.



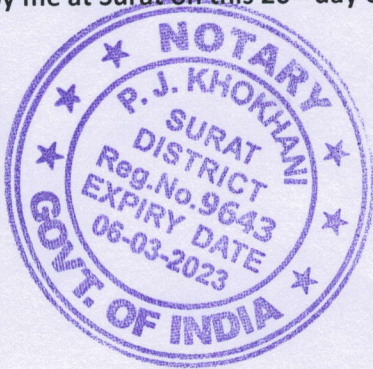
Ghanshyam Patel

Ghanshyam Parsottambhai Patel

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 Surat on this 20th day of January 2020.



Ghanshyam Patel

Ghanshyam Parsottambhai Patel

SOLEMNLY AFFIRMED,
SIGNED / DECLARED
BEFORE ME

P. J. Khokhani

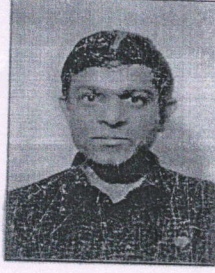
P. J. Khokhani
ADVOCATE & NOTARY
GOVT OF INDIA
SURAT DISTRICT
REG NO 9643

Deval
Know the Signatory and Identified
By me Dhruv A Bhilani
(Advocate) Reg.No.G/ 2579/2020

Register Serial No.: 4572020
Date: 22 JAN 2020
My Commission Expires
on 6th March 2023



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GOVERNMENT OF INDIA

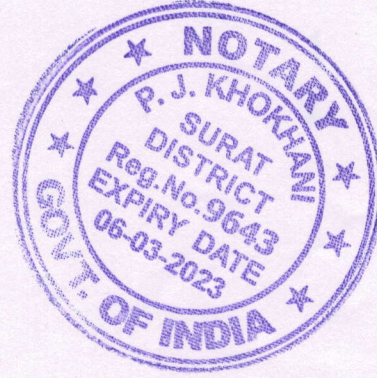


घनश्याम परसोत्तमभाई पटेल
Ghanshyam Parsottambhai Patel
जन्म तारीख / DOB : 15/02/1981
पुरुष / MALE

9090 8712 8763



आधार - सामान्य भाषासुनो अधिकाऱ



Ghanshyam Patel



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

संख्या:
92, संगना सोसायटी, नवयुग कोलेज
पासे, रान्देर रोड, सुरत, गुजरात,
395009

Address:
92, Sangna Society, Nr- Navyug
College, Rander Road, Surat,
Surat, Gujarat, 395009



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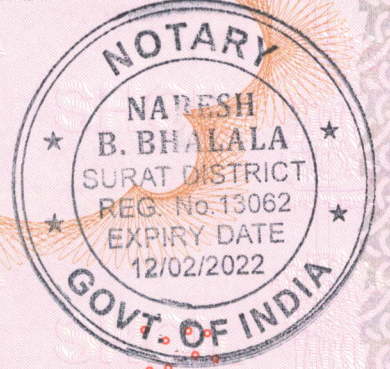
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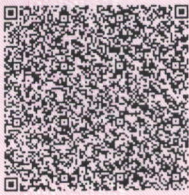
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ82237641596461S
Certificate Issued Date : 05-Mar-2020 11:50 AM
Account Reference : IMPACC (SV)/ gj13047204/ SURAT/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1304720404108930195627S
Purchased by : SWASTIK ENTERPRIZE
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SWASTIK ENTERPRIZE
Second Party : Not Applicable
Stamp Duty Paid By : SWASTIK ENTERPRIZE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

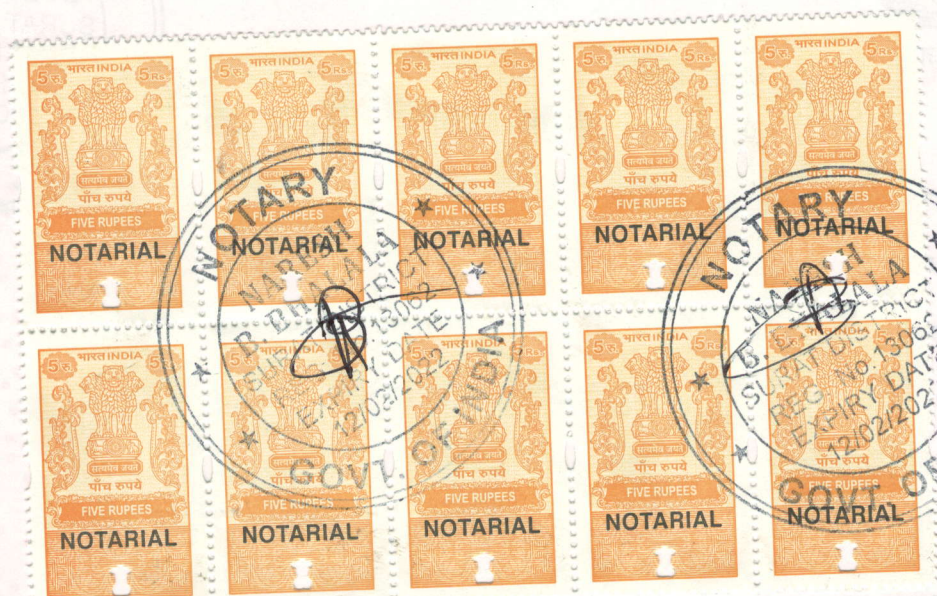
Sr.No. 317 of 20.20
Date: 5 MAR 2020



MA 0003401806

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Warning

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MA 0003401806

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. **GHANSHYAM PARSOTTAMBHAI PATEL** authorised signatory of **SWASTIK ENTERPRISE** for the project "**SYGNORA SKY**" situated at **TP 12, FP 145, Opposite Deep Darshan Society, Near Sagar Complex, Anand Mahal Road, Adajan, Surat, Gujarat - 395009.**

I, **GHANSHYAM PARSOTTAMBHAI PATEL**, authorised signatory of proposed project, duly authorised by the promoters 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 CGDCR/NBC. I/We hereby undertake that till date drainage connectivity is provided by the concerned authority, septic tank and soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per rule 21.10.1 of the new GDCR-2017.

Our project "**SYGNORA SKY**" is in the Surat 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 Surat Municipal Corporation with prior permission of **SURAT MUNICIPAL CORPORATION** prior to given 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 CGDCR/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.

Chetan RCE



भारत सरकार
GOVERNMENT OF INDIA



घनश्याम परसोत्तमभाई पटेल
Ghanshyam Parsottambhai Patel
जन्म तारीख / DOB : 15/02/1981
पुरुष / MALE

9090 8712 8763



आधार - सामान्य माएसनो अधिकार



मरनमः
92, संगना सोसायटी, नवयुग कोलेज
पाठे, रान्दर रोड, सुरत, गुजरात,
395009

भारतीय विशिष्ट पहचान प्राधिकरण
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Surat, Gujarat, 395009

Ghanshyam Patel

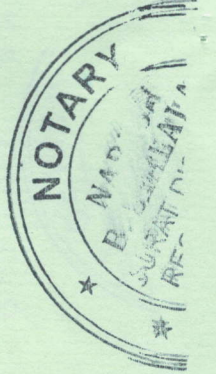


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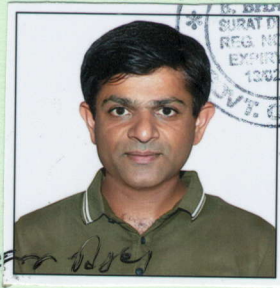


We understand that the entire responsibility for the same will be that of promoter/architect/engineer/site supervisor/land owner.

For SWASTIK ENTERPRISE - SYGNORA SKY,

Ghanshyam

GHANSHYAM PARSOTTAMBHAI PATEL
(PARTNER)



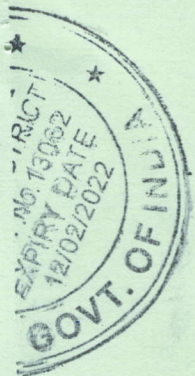
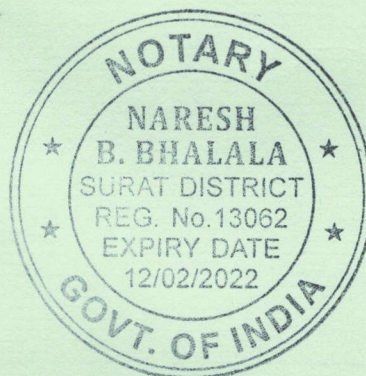
Ghanshyam

I Know the Signatory
and Identified by me.

Dinesh

(Dinesh D. Luchani)
Advocate

En.No.: G/2454/2012.



BEFORE ME

Naresh B. Bhalala

NARESH B. BHALALA
NOTARY
SURAT DISTRICT (GUJ.)
GOVT. OF INDIA

Sr.No. 317 of 20 20
Date: 5 MAR 2020