

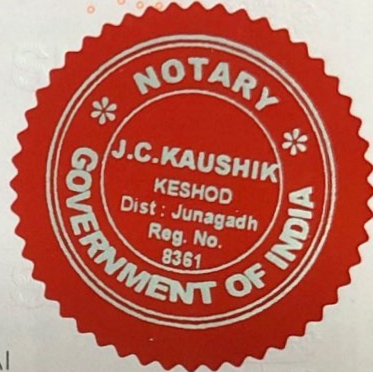
INDIA NON JUDICIAL
Government of Gujarat



Certificate of Stamp Duty

Serial No. 6069
Book No. 002
Page No. 0325
Receipt No. 6069
Dated 7 DEC 2020

Certificate No. : IN-GJ76086217149986S
Certificate Issued Date : 07-Dec-2020 05:02 PM
Account Reference : IMPACC (AC)/ gj13074111/ KESHOD/ GJ-JU
Unique Doc. Reference : SUBIN-GJGJ1307411189468981497955S
Purchased by : CHANDRAKANT SHANTILAL MADANI
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ODEDARA BHARATIBEN PARBATBHAI
Second Party : Not Applicable
Stamp Duty Paid By : ODEDARA BHARATIBEN PARBATBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



20/11/2020

7 DEC 2020

LB 0016074210



SHCIL



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FORM 'B'

[Seerule3(4)1]

**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 **Mrs. BHARTIBEN P. ODEDRA** the promoter of the proposed project **RAMDEV PARK 1**, being developed at Keshod, Junagadh, Gujarat – 362220.

I, **BHARTIBEN P. ODEDRA** adult, at Jay gatrul krupa, Keshav park, Junagadh Road, Keshod, Junagadh, Gujarat – 362220 promoter of the proposed project, **RAMDEV PARK 1**, do hereby solemnly declare, undertake and state as under:

1. That promoter, have a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st December, 2023.
4. That seventy percent of the amounts realized by us/promoters 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. That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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. That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. That we/promoters 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 its hall 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. That we/promoters shall take all the pending approvals on time, from the competent authorities.
9. That we/promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

મિતલ.મી. મોજેરા

Deponents

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

VERIFICATION

Verify by us at Keshod on this 2nd day of Dec., 2020

સરનામું જય ગાત્રી ક્રુપા, કેશવ પાર્ક,
જુનાગઢ રોડ, કેશોદ, કેશોદ, જુનાગઢ,
કેશોદ ગુજરાત 362220

Address: Jdy gatral krupa, keshav park,
Junagadh road, keshod, Keshod, Keshod,
Junagadh, Keshod, Gujarat, 362220

મિતલ.મી. મોજેરા

Deponents

Solemnly affirmed in
Presence of Witness

(J.C. KAUSHIK)

NOTARY

GOVT. OF INDIA

KESHOD. Dist. Junagadh

5157 3325 5693

આધાર - સામાન્ય માણસનો અધિકાર

**DECLARATION CUM AFFIDAVIT TO APPOINT MRS. BHARTIBEN P. ODEDRA TO
ACT AS PROMOTER FOR RERA REGISTRATION OF REAL ESTATE PROJECT
"RAMDEV PARK 1" WITH GUJARAT RERA AUTHORITY**

We,

1. **Shri. BHARTIBEN P. ODEDRA (Capacity : Individual)**

Jai Gatrul Krupa, Keshav Park, Junagadh Road, Keshod, Junagadh-362220

2. **Shri. ARJANBHAI NARANBHAI CHARIYA (Capacity : Individual)**

Santi Naga, Gadu Gadu, Sherbaug Maliya, Junagadh, 362255

are the joint owners of the land situated on the plot bearing Survey no.
158/3/P2/P2/P1, Village Keshod, Taluka Keshod, District Junagadh, admeasuring
7743.00 square meter.

We hereby solemnly declare, undertake and state as under:

We hereby appoint Mrs. BHARTIBEN P. ODEDRA to act as the promoter for registration
of our Real Estate Project "RAMDEV PARK 1" with Gujarat Real Estate Regulatory
Authority and to sign and execute all such agreements, deeds or documents as may be
required by Gujarat Real Estate Regulatory Authority for the said project and to do all
such acts and things as may be necessary or incidental thereto.

We shall be jointly and severally liable for any act done by him in relations to matters
mentioned above and any such act done by her shall be legally binding on us.

Certified to be true

Date: 29th May, 2020

Land owners:

BHARTIBEN P. ODEDRA.

ભારતીબેન પ. ઓડેદરા

ARAJANBHAI NARANBHAIN CHARIYA.

અરાજાનભાઈ નરણભાઈ ચારિયા



ભારત સરકાર
Government of India

ઓડેદરા ભારતીબેન પરબતભાઈ
Odedara Bhartiben Parbatbhai

જન્મનું વર્ષ / Year of Birth : 1970
સ્ત્રી / Female

5157 3325 5693

આધાર - સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: જય ગાત્રાજ કૃપા, કેશવ પાર્ક,
જુનાગઢ રોડ, કેશોદ, કેશોદ, જુનાગઢ
કેશોદ, ગુજરાત. 362220

Address: jay gatral krupa, keshav park,
junagadh road, keshod, Keshod, Keshod,
Junagadh, Keshod, Gujarat, 362220

5157 3325 5693

ATTESTED

(J.C. KAUSHIK)
NOTARY
GOVT. OF INDIA
KESHOD. Dist. Junagadh.

20 JUL 2020



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1293/90205/01064

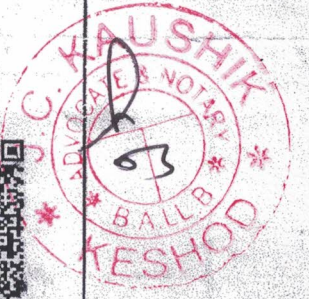
To
ચારિયા અરજણભાઈ નારણભાઈ
Chariya Arjanbhai Naranbhai
shanti nagar
gadu Gadu
Sherdaug Malia Junagadh
Gujarat 362255

8155265

MN081552655DF



20 JUL 2020



તમારો આધાર નંબર / Your Aadhaar No. :

8101 3436 1961

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
GOVERNMENT OF INDIA



ચારિયા અરજણભાઈ નારણભાઈ
Chariya Arjanbhai Naranbhai
જન્મનું વર્ષ / Year of Birth : 1963
પુરુષ / Male



8101 3436 1961

Signature

આધાર - સામાન્ય માણસનો અધિકાર



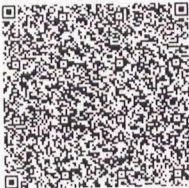
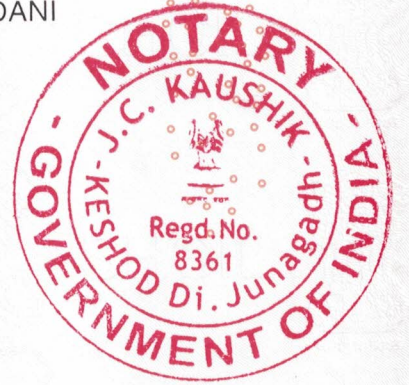
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Serial No. 3179
Book No. 0002
Page No. 002
Receipt No. 3179
Dated. 20 JUL 2020

Certificate No. : IN-GJ14243331458113S
Certificate Issued Date : 20-Jul-2020 12:04 PM
Account Reference : IMPACC (AC)/ gj13074111/ KESHOD/ GJ-JU
Unique Doc. Reference : SUBIN-GJGJ1307411167201389739993S
Purchased by : CHANDRAKANT SHANTILAL MADANI
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : BHARTIBEN P ODEDARA
Second Party : Not Applicable
Stamp Duty Paid By : BHARTIBEN P ODEDARA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

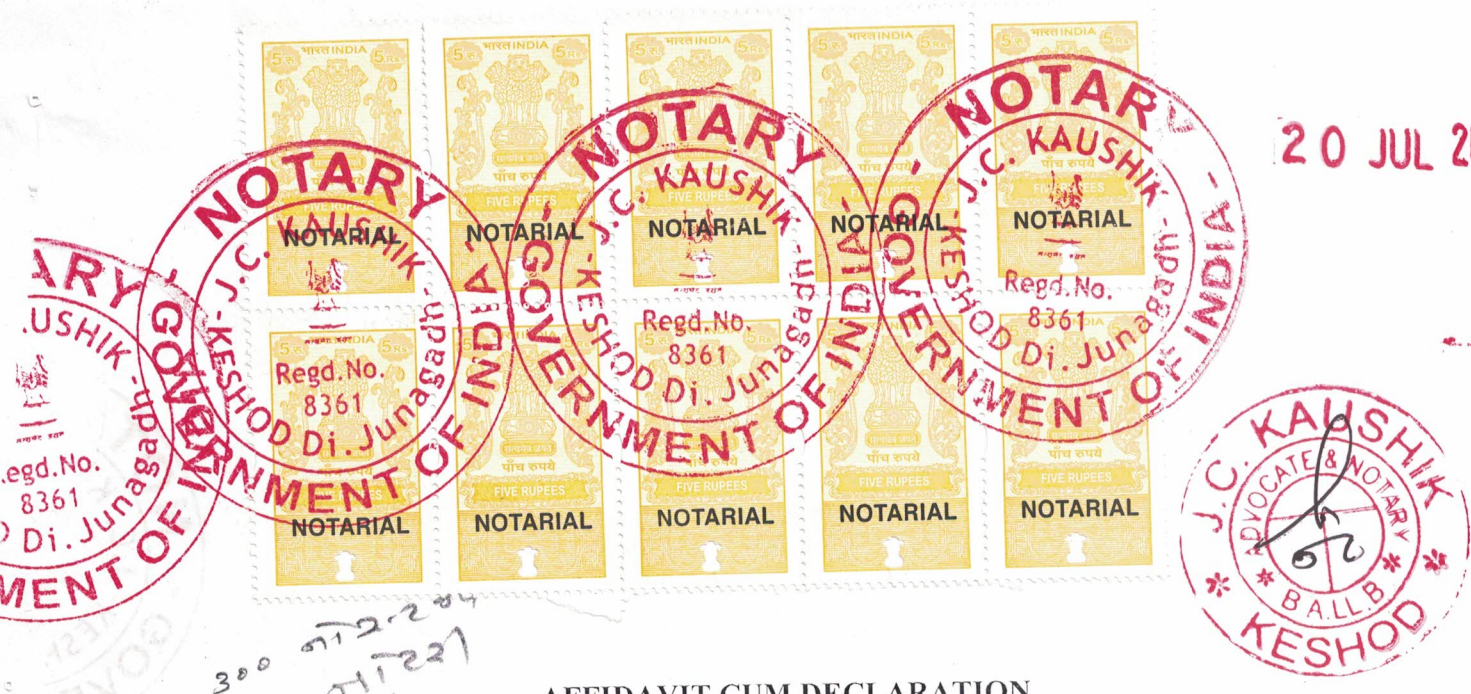


20 JUL 2020
LB 0003623815

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

20 JUL 2020



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of **MRS. BHARTIBEN P. ODEDRA** the promoter of the project **RAM DEV PARK 1**, situated at Keshod, Junagadh, Gujarat – 362220

I, **BHARTIBEN P. ODEDRA** promoter of the proposed project, **RAMDEV PARK 1**, do hereby solemnly declare, undertake and state as under:

I submitted and got approval of our layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I 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.

I further undertake that I will take building use permission form planning authority/occupancy certificate from Architect 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.

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

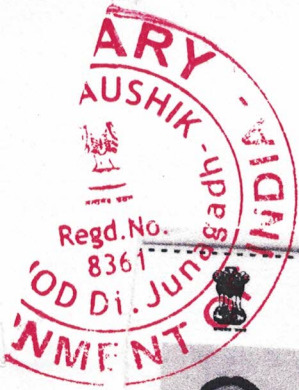
20 JUL 2020

20 JUL 2020

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

ભારતીય.મી. ખોડેરા

Deponents



મી. ખોડેરા

Solemnly affirmed in Presence of Witness

(J.C. KAUSHIK)
NOTARY
GOVT. OF INDIA
KESHOD, Dist. Junagadh.

20 JUL 2020