



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Gujarat

## Certificate of Stamp Duty

**Certificate No.** : IN-GJ77676410129833T

**Certificate Issued Date** : 23-Dec-2021 02:52 PM

**Account Reference** : IMPACC (AC)/ gj13186711/ AHMEDABAD/ GJ-AH

**Unique Doc. Reference** : SUBIN-GJGJ1318671189103067374352T

**Purchased by** : PRAFULKUMAR MADHUBHAI PATEL

**Description of Document** : Article 14 Bond

**Description** : AFFIDAVIT CUM DECLARATION

**Consideration Price (Rs.)** : 0  
(Zero)

**First Party** : PRAFULKUMAR MADHUBHAI PATEL

**Second Party** : Not Applicable

**Stamp Duty Paid By** : PRAFULKUMAR MADHUBHAI PATEL

**Stamp Duty Amount(Rs.)** : 300  
(Three Hundred only)

SR.NO.: 41600./2021

NANDA M. RAJKOTIYA  
NOTARY  
GOVT OF INDIA

23 DEC 2021



KC 0019594822

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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.

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"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

## Warning



CHIT





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**

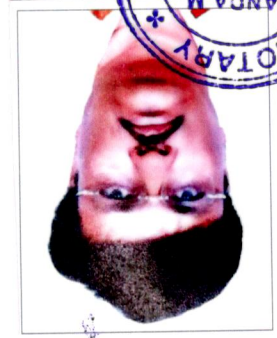
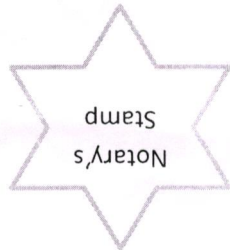
Affidavit cum declaration

Affidavit cum Declaration of Mr. PRAFULKUMAR MADHUBHAI PATEL promoter/duly authorized by the promoter of SAI SHRADDHA BUILDCON (PUSHKAR VALLEY), vide its/his/her/their authorization dated 13/04/2021.

I, PRAFULKUMAR MADHUBHAI PATEL promoter/duly authorized by the promoter of SAI SHRADDHA BUILDCON (PUSHKAR VALLEY) do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of PUSHKAR VALLEY is proposed 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 us is 01/12/2025.
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.

SIGNED  
BEFORE ME  
NANDA M. RAJKOTIYA  
NOTARY  
GOVT. OF INDIA  
23 DEC 2021



PARTNER

Deponent

FOR, SAI SHRADDHA BUILDCON

Verify by me at \_\_\_\_\_ on this 23 DEC 2021 day of \_\_\_\_\_

has been concealed by me/us therefrom.

The contents of above Affidavit cum Declaration are true and correct and nothing material

Verification

PARTNER

Deponent

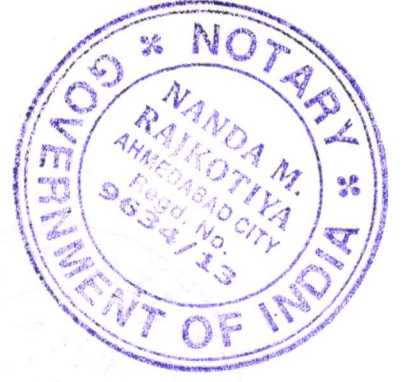
FOR, SAI SHRADDHA BUILDCON

regulations made under the Act.

I/we have furnished such other documents as have been prescribed by the rules and

8. I/we shall take all the pending approvals on time, from the competent authorities.





सत्यमेव जयते

भारत सरकार

GOVERNMENT OF INDIA



પટેલ પ્રફુલભાઈ એમ

Patel Prafulbhai M

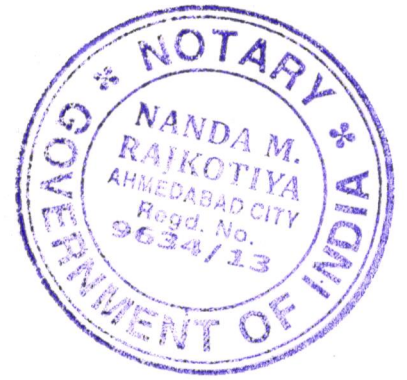
જન્મ તારીખ / DOB: 01/09/1974

પુરુષ / MALE

4606 5147 4418

VID : 9158 5317 8806 5217

મારો આધાર, મારી ઓળખ



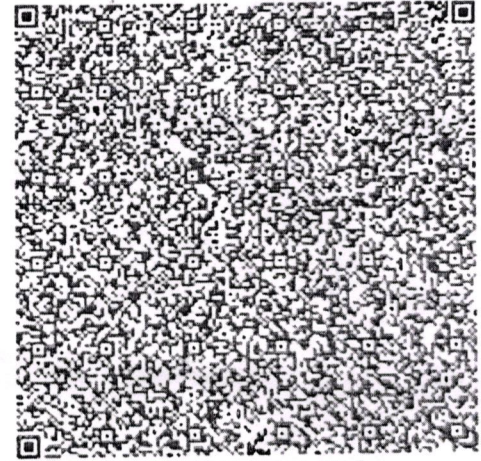
આધાર

સરનામું :

મધુભાઈ, 1 શિવમ-મોનરેવ, સાંતનું બંગ્લોઝની  
બાજુમાં, બાબુલ પાર્ટી પ્લોટ સામે, અમદાવાદ શહેર  
અમદાવાદ,  
ગુજરાત - 380054

**Address:**

Madhubhai, 1 Shivam-Monreve, Nr. Santanu  
Bungalows, Opp. Babul Party Plot, Ahmedabad  
City, Ahmedabad, Gujarat - 380054



**4606 5147 4418**

VID : 9158 5317 8806 5217



1947

1800 300 1947



help@uidai.gov.in

**WWW**

www.uidai.gov.in



P.O. Box No. 1947,  
Bengaluru-560 001

MAHINAGAR CO-OP BANK LTD.

MAHINAGAR BRANCH

AHMEDABAD-380008



STAMP DUTY

00000

SPECIAL ADHESIVE

Rs. 0000300 15.2.2022

365584

GUJARAT

No.GUJ/SOS/AUTH/AV/410/2017

INDIA

\*\*Zero\*Zero\*Zero\*Zero\*ThreeZero\*Zero\*\*

6535 7122339



SR. NO. 5453 12022

NANDA M. RAJKOTIYA  
NOTARY  
GOVT OF INDIA

15 FEB 2022

## FORM B-2

[Gujarat RERA Order - 23 dt. 23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY

- 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

### Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1) Ms. SAI SHRADDHA BUILDCON a partnership firm through its authorized partner Mr. Prafulbhai Madhubhai Patel, age by adult, having office at Pushkar Valley, Nr. Fortune sky, B/h. Ganesh Vihar, Nikol, Ahmedabad., promoter of the proposed project (Pushkar Valley) duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/04/2021.

AND

2) WE (1) Jyotsanaben Jagdishbhai Patel (2) Hetal Jagdishbhai Patel Through its Power Of Attorney Holder is Jyotsanaben Jagdishbhai Patel (3) Bhavin Jagdishbhai Patel all residing at 69, Laxmi Bhuvan, Radha Vallabh Colony, Ahmedabad-380008 owner/lessor of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 13/04/2021

We, Ms. SAI SHRADDHA BUILDCON a partnership firm through it's authorized partner Mr. Prafulbhai Madhubhai Patel, age by adult, having office at Pushkar Valley, Nr. Fortune sky, B/h. Ganesh Vihar, Nikol, Ahmedabad. promoter of the proposed project, duly authorized by the promoter of the proposed project, AND (1) Jyotsanaben Jagdishbhai Patel (2) Hetal Jagdishbhai Patel Through its Power Of Attorney Holder is Jyotsanaben Jagdishbhai Patel (3) Bhavin Jagdishbhai Patel all residing at 69, Laxmi Bhuvan, Radha Vallabh Colony, Ahmedabad-380008 owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

We have entered into registered Development Agreement with (1) Jyotsanaben Jagdishbhai Patel (2) Hetal Jagdishbhai Patel Through its Power Of Attorney Holder is Jyotsanaben Jagdishbhai Patel (3) Bhavin Jagdishbhai Patel all residing at 69, Laxmi Bhuvan, Radha Vallabh Colony, Ahmedabad-380008 by way of registered Development Agreement no. 15200 and 27018, Registered on date 09/11/2020 and 04/12/2021 at sub Registrar office Ahmedabad-12 (Nikol) to develop the land bearing Survey No.383/2, T.P No.110, F.P No.16/2 Khata No.2030 Mouje-Nikol, Taluka-Asarwa, District-Ahmedabad;

- A. That (1) Jyotsanaben Jagdishbhai Patel (2) Hetal Jagdishbhai Patel Through its Power Of Attorney Holder is Jyotsanaben Jagdishbhai Patel (3) Bhavin Jagdishbhai Patel all residing at 69, Laxmi Bhuvan, Radha Vallabh Colony, Ahmedabad-380008 have/has a legal title to the land on which the development of the proposed project (Pushkar Valley) 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.
- B. That, we will abide by all the conditions of the Development/ agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.
- C. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- D. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

Deponent



For, SAI SHRADDHA BUILDCON

1) Prafulbhai Patel

SAI SHRADDHA BUILDCON  
a partnership firm through it's  
authorized partner Mr. Prafulbhai  
Madhubhai Patel



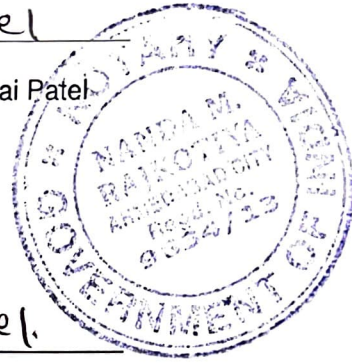
#### Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at Ahmedabad on this \_\_\_\_ day of February, 2022.



2) J. J. Patel

Jyotsanaben Jagdishbhai Patel



3) J. J. Patel

Hetal Jagdishbhai Patel Through its  
Power Of Attorney Holder is

Jyotsanaben Jagdishbhai Patel

4) B. J. Patel

Bhavin Jagdishbhai Patel

#### Deponent

For, **SAI SHRADDHA BUILDCON**

*Pr. 19/2/22*

1) \_\_\_\_\_ **PARTNER**

Ms. SAI SHRADDHA BUILDCON  
a partnership firm through it's  
authorized partner Mr. Prafulbhai  
Madhubhai Patel

2) J. J. Patel

Jyotsanaben Jagdishbhai Patel



3) J-J. Patel,

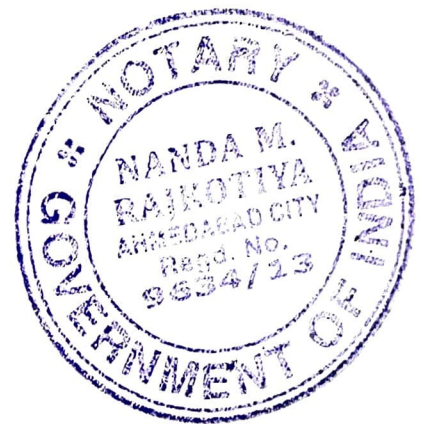
Hetal Jagdishbhai Patel Through its  
Power Of Attorney Holder is

Jyotsanaben Jagdishbhai Patel



4) B. J Patel

Bhavin Jagdishbhai Patel



SIGNED  
BEFORE ME

NANDA M. RAJKOTIYA  
NOTARY  
GOVT. OF INDIA

15 FEB 2022



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Gujarat

### Certificate of Stamp Duty

Certificate No. : IN-GJ07644853817832U

Certificate Issued Date : 15-Feb-2022 12:22 PM

Account Reference : IMPACC (AC)/ gj13186711/ AHMEDABAD/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1318671148356833767529U

Purchased by : PRAFULBHAI MADHUBHAI PATEL

Description of Document : Article 14 Bond

Description : AFFIDAVIT CUM DECLARATION

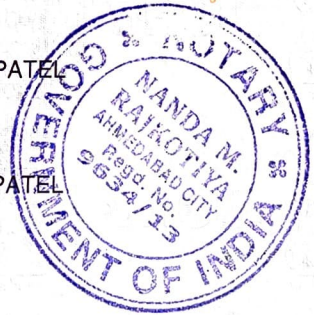
Consideration Price (Rs.) : 0  
(Zero)

First Party : PRAFULBHAI MADHUBHAI PATEL

Second Party : Not Applicable

Stamp Duty Paid By : PRAFULBHAI MADHUBHAI PATEL

Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



SR. NO. 54121- /2022

NANDA M. RAJKOTIYA  
NOTARY  
GOVT OF INDIA

15 FEB 2022



KC 0031234848

#### Statutory Alert:

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



### **FORM B-1**

**(Gujarat RERA Order - 23 dt. 23/05/2019]**

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

AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY  
THE PROMOTER

### **Affidavit cum Declaration**

Affidavit cum Declaration of Ms. SAI SHRADDHA BUILDCON a partnership firm through it's authorized partner Mr. Prafulbhai Madhubhai Patel, age by adult, having office at Pushkar Valley, Nr. Fortune sky, B/h. Ganesh Vihar, Nikol, Ahmedabad., promoter of the proposed project (Pushkar Valley) duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/04/2021.

I, Mr. Prafulbhai Madhubhai Patel promoter of the proposed project (Pushkar Valley) duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with (1) Jyotsanaben Jagdishbhai Patel (2) Hetal Jagdishbhai Patel Through its Power Of Attorney Holder is Jyotsanaben Jagdishbhai Patel (3) Bhavin Jagdishbhai Patel all residing at 69, Laxmi Bhuvan, Radha Vallabh Colony, Ahmedabad-380008 by way of registered Development Agreement no.15200 and 27018, Registered on date 09/11/2020 and 04/12/2021 at sub Registrar office Ahmedabad-12 (Nikol) to develop the land bearing Survey No.383/2, T.P No.110, F.P No.16/2 Khata No.2030 Mouje-Nikol, Taluka-Asarwa, District-Ahmedabad;

2. That (1) Jyotsanaben Jagdishbhai Patel (2) Hetal Jagdishbhai Patel Through its Power Of Attorney Holder is Jyotsanaben Jagdishbhai Patel (3) Bhavin Jagdishbhai Patel have/has a legal title to the land on which the development of the proposed project (Pushkar Valley) 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I/we will abide by all the conditions of the Development/ agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

**For, SAI SHRADDHA BUILDCON**

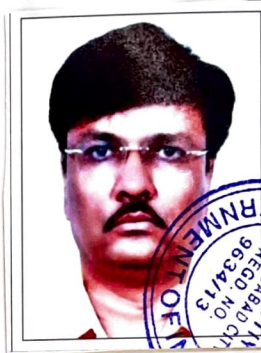
P. S. I. P. M.

**PARTNER**

**Deponent Verification**

Ms. SAI SHRADDHA BUILDCON

a partnership firm through it's  
authorized partner Mr. Prafulbhai  
Madhubhai Patel



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

Verify by me at Ahmedabad on this \_\_\_\_\_ day of February 2021.

**15 FEB 2022**

**For, SAI SHRADDHA BUILDCON**

P. S. I. P. M.

**PARTNER**

**Deponent**

Ms. SAI SHRADDHA BUILDCON  
a partnership firm through it's  
authorized partner Mr. Prafulbhai  
Madhubhai Patel



**SIGNED  
BEFORE ME**

(2) [Signature]  
**NANDA M. RAJKOTIYA**  
NOTARY  
GOVT. OF INDIA

**15 FEB 2022**

