



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ48810739068810R
Certificate Issued Date : 17-Dec-2019 04:42 PM
Account Reference : SHCIL (FI)/ gjshcil01/ SADAR BAZAR/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJSHCIL0138820234901507R
Purchased by : RUSHIT PATEL
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVITE OF SENTOSA PLUS
Consideration Price (Rs.) : 0
(Zero)
First Party : SHAHIDBHAI J NAGARWALA
Second Party : NA
Stamp Duty Paid By : SHAHIDBHAI J NAGARWALA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0001955622

Statutory Alert:

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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 **SHRI SHAHIDBHAI J
NAGARWALA** proprietor of **ALFA INFRASTRUCTURE** and promoter of
SENTOSA PLUS vide their authorization dated --.

We, **SHRI SHAHIDBHAI J NAGARWALA**, proprietor of **ALFA
INFRASTRUCTURE**, promoter of the proposed project, **SENTOSA PLUS**, do
hereby solemnly declare, undertake and state as under:

1. That I/We Promoter, have a legal title to the land on which the development of
the project 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 estatete project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is on or
before **31/12/2022**.
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shall be withdrawn in proportion to the percentage of completion of the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 That the amounts from the separate accounts shall be withdrawn after it is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.



Deponent

VERIFICATION

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

Verify by us at Rajkot on this 17th day of December, 2019

Identified by
H. B. Bhatt
20/12/19



Deponent



Solemnly affirmed before me by
Shahid Bhai J. Nagarwala
..... who is
Identified by Shri R. D. Patel Adv.
Advocate who is personally known to
me on this 17 day of DEC 2019

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Serial No. 3127
Receipt No. 31229
Date 17/12/19

P. L. JOTANGIA
NOTARY



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ23616769253696R
Certificate Issued Date : 27-Sep-2019 10:58 AM
Account Reference : SHCIL (FI)/ gjshcil01/ SADAR BAZAR/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJSHCIL0190080342477064R
Purchased by : RUSHIT PATEL
Description of Document : Article 18 Certificate or Other Document
Description : SENTOSA PLUS RAJKOT
Consideration Price (Rs.) : 0
(Zero)
First Party : S J NAGARWALA
Second Party : 0
Stamp Duty Paid By : S J NAGARWALA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



TQ 0004363381

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AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of **SHRI SHAHIDBHAI J NAGARWALA** proprietor of **ALFA INFRASTRUCTURE** and promoter of **SENTOSA PLUS** Situated at 11 SUBHASH NAGAR, B/H AMRAPALI PARTY PLOT, RAIYA ROAD, RAJKOT-360007.

I, **SHRI SHAHIDBHAI J NAGARWALA**, proprietor of **ALFA INFRASTRUCTURE**, promoter of the proposed project, **SENTOSA PLUS**, 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.

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.

ALFA INFRASTRUCTURE

Rajkot

Date: 17/01/2020

*Deponed by
Shahid Bhai J
Nagarwala
17/01/2020
AF*



PROPRIETOR

Deponent

Solemnly affirmed before me by
Shahid Bhai J. Nagarwala who is
Identified by Shri R. D. Patel Adv.
Advocate who is personally known to
me on this 21 day of Jan 2020

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Date 21/01/2020

L. JOTANGIA
NOTARY





सत्यमेव जयते

INDIA NON JUDICIAL
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Certificate of Stamp Duty

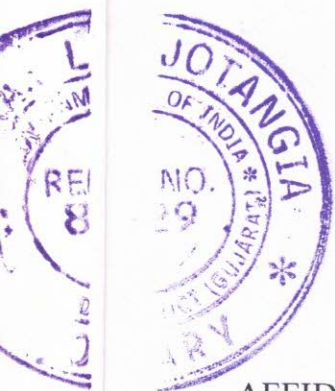
Certificate No. : IN-GJ63025756389836S
Certificate Issued Date : 21-Jan-2020 03:14 PM
Account Reference : SHCIL (FI)/ gjshcil01/ SADAR BAZAR/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJSHCIL0166584439851963S
Purchased by : RUSHIT PATEL
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT-SENTOSA PLUS
Consideration Price (Rs.) : 0
(Zero)
First Party : SHAHIDBHAI J NAGARWALA
Second Party : NA
Stamp Duty Paid By : SHAHIDBHAI J NAGARWALA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0001956786

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AFFIDAVIT

AFFIDAVIT CUM DECLARATION of **SHRI SHAHIDBHAI J NAGARWALA** proprietor of **ALFA INFRASTRUCTURE** and promoter of **SENTOSA PLUS** AT T.P..NO.1 (RAIYA) F.P. NO. 1011 VILLAGE RAIYA, DIST – RAJKOT. R.S. NO. 86 PLOT NO. 56/P, MOJE – RAIYA, TALUKA – RAJKOT, DISTRICT – RAJKOT.

I, **SHRI SHAHIDBHAI J NAGARWALA** proprietor of **ALFA INFRASTRUCTURE** and promoter of **SENTOSA PLUS** DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE THAT,

I HAVE SUBMITTED AN APPLICATION FOR RERA REGISTRATION VIDE ACKNOWLEDGEMENT NO. PR/RAJKOT/RAJKOT/RAJKOT TPO/191218/008564 FOR MY ABOVE MENTIONED PROJECT.

IN THE SUBMITTED PLANS (APROVED BY THE COMPETENT AUTHORITY) ARE NOT SHOWING CARPET AREA. BUT THE FORM NO. 3 SUBMITTED BY ME AS PREPARED BY CHARTERED ACCOUNTANT **SHRI KARTIK TUSHAR PAREKH** IS SHOWING RERA CARPET AREA, WHICH IS TRUE AND CORRECT ACCORDING TO BEST OF MY KNOWLEDGE.

I AM AWARE THAT FROM 31ST DAY OF AUGUST, 2019 IT IS MANDATORY TO PAY RERA REGISTRATION FEES AS PER CARPET AREA VIDE NOTIFICATION NO. GH/V/116 OF 2019/RAR – 102018-1005L 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.



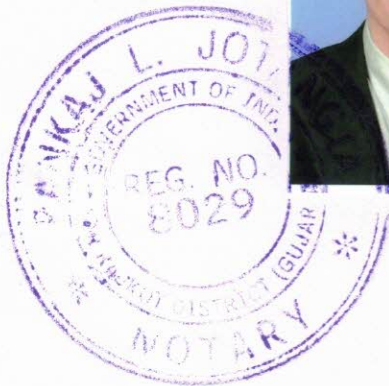
ALFA INFRASTRUCTURE

[Signature]

PROPRIETOR

SHAHIDBHAI J NAGARWALA

*Identified by
Shri R.D. Patel
Adv.*



Solemnly affirmed before me by
Shahidbhai J. Nagarwala
.....who is
Identified by Shri R.D. Patel Adv.
Advocate who is personally known to
me on this 21 day of Jan 2020

[Signature]
P. L. JOTANGIA
NOTARY

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Date 21/01/2020

