



ગુજરાત ગુજરાત GUJARAT

BM 629098

અનુક્રમ નં. 9582 તા. 06/03/2019

સ્ટેમ્પની કિંમત રૂ. 100/- સ્ટેમ્પ વેન્ડરની સહી. Tame

ખરીદનારનું નામ :

શૈલેશ દામજીભાઈ સોલંકી & પિયરભાઈ વૈજાલ

ગામ : જૂનાગઢ ખરીદનારની સહી.

સ્ટેમ્પ વેન્ડર : ભવદિપ ધીરજલાલ ટાંક,

લા. નં. 26/2019, શ્યામ કોમર્શીયલ સર્વિસ,

દિવાન કોમ્પ્લેક્સ, દિવાન ચોક, જૂનાગઢ.

A.V.C. VASIMAN



[6 JUN 2019]

Serial No. 9811
Book No. 22
Page No. 142
Receipt No. 9011
Dated. 6/6/19



FORM 'B'

[Seerule3(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. SHAILESH DAMJIBHAI SOLANKI duly authorized by the promoter SIDDHESWAR DEVELOPERS of the proposed project SHRADDHA RESIDENCY, vide its authorization dated 09th March 2019.



16 JUN 2019

Page 2 of 3

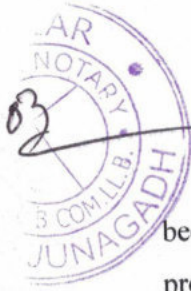
4. **SHAILESH DAMJIBHAI SOLANKI** as partner of **SIDDHESWAR DEVELOPERS** adult, at Indira Nagar, Nr. NCC Godown, Bilkha Road, Junagadh, Gujarat 362001 partners of the proposed project, **SHRADDHA RESIDENCY**, do hereby solemnly declare, undertake and state as under:

1. That we/partners, 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. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31/12/2023.
4. That seventy percent of the amounts realized by us/partners 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/partners 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/partners shall take all the pending approvals on time, from the competent authorities.
9. That we/partners have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

સુરેશભાઈ દાસરાજ

Deponents

6 JUN 2019

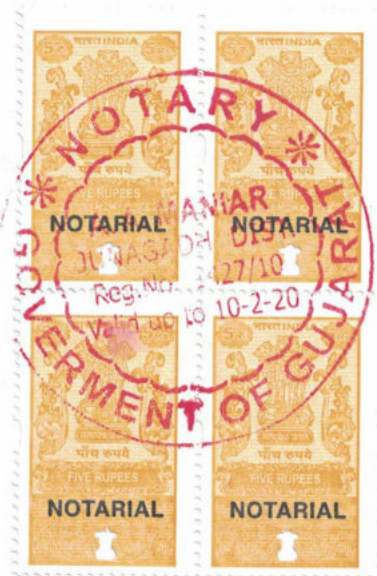
VERIFICATION

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 Junagadh on this 06 day of June, 2019

સુરેશભાઈ દાસરાજ

Deponents



Solemnly Affirmed in
Presence of witness

A. A. Maniar
(A. A. MANIAR)
NOTARY
GOVT. OF GUJARAT
JUNAGADH DIST.



16 JUN 2019



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1293/90165/18034

To
સોલંકી શૈલેષ દામજીભાઈ
Solanki Shailesh Damjibhai
indira nagar
near N C C godown bilkha road
Junagadh
Junagadh Ptc
Malia Junagadh
Gujarat 362001

05/12/2013
85825100

MN858251004FT



તમારો આધાર નંબર / Your Aadhaar No. :

8187 1462 1623

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India



સોલંકી શૈલેષ દામજીભાઈ
Solanki Shailesh Damjibhai
જન્મ તારીખ / DOB : 01/01/1984
પુરુષ / Male



8187 1462 1623

આધાર - સામાન્ય માણસનો અધિકાર

SIDDHESWAR DEVELOPERS

Block no.306, Ratnadeep Apartment, Kadiyavad, Government Well's Street, Junagadh, Gujarat 362001

AUTHORISATION LETTER TO APPOINT MR SHAILESH DAMJIBHAI SOLANKI FOR RERA REGISTRATION OF REAL ESTATE PROJECT "SHRADDHA RESIDENCY" BEING DEVELOPED BY THE FIRM AND MATTERS INCIDENTAL THERETO

RESOLVED THAT Mr. Shailesh Damjibhai Solanki (Partner) be and is hereby appointed as Authroised representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the firm in connection with registration of its real estate project "SHRADDHA RESIDENCY" with Gujarat Real Estate Regulatory Authority and matters incidental thereto. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

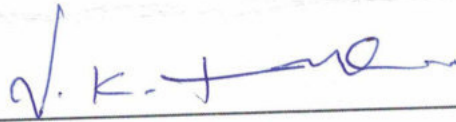
Certified to be true

For SIDDHESWAR DEVELOPERS

Date: 09th March, 2019

Partners

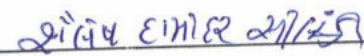
VIJAY KANAKRAI TANK



KALPESHBHAI JAYANTIBHAI RATHOD



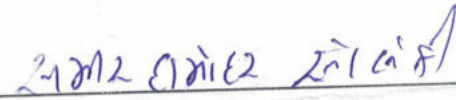
SHAILESH DAMJIBHAI SOLANKI



VIRAL CHANDRAKANT VAISHNAV



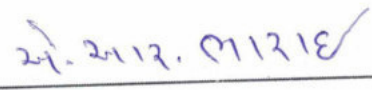
SAMIR DAMODARBHAI SOLANKI



CHETAN JAGDISHBHAI BRAHMANI



ASHVIN RAMBHAI BHARAI





ભારત સરકાર
Government of India
સોલંકી શૈલેષ દામજીભાઈ
Solanki Shailesh Damjibhai
જન્મ તારીખ / DOB : 01/01/1984
પુરુષ / Male



8187 1462 1623



આધાર - સામાન્ય માણસનો ચિહ્ન



19 1 JUN 2019



Page 2 of 3

I, **SHAILESH DAMJIBHAI SOLANKI** duly authorized by the promoter **SIDDHESWAR DEVELOPERS** of the proposed project **SHRADDHA RESIDENCY** do hereby solemnly declare, undertake and state as under:

1. We have entered into an agreement with **VISHVABEN GAURAVBHAI RUPARELIYA** [Name of the project land owner] by way of registered Development agreement, Registered on date **27th May, 2019** at sub Registrar office **Junagadh** to develop the land bearing Survey No 176/p Plot no. 36 to 39 of Junagadh village Junagadh taluka Junagadh District PIN 362001 admeasuring 763.46 sq.mts. (said land);
 2. That **VISHVABEN GAURAVBHAI RUPARELIYA** [Name of the project land owner] has a legal title to the land on which the development 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 us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.
3. That 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.

11 1 JUN 2019



Page 3 of 3

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

[Handwritten signature]

Deponent

VERIFICATION

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 _____ on this _____ day of _____



[Handwritten signature]

Deponent



Solemnly Affirmed in
Presence of witness

[Handwritten signature]
(D. D. RUPARELIYA)
NOTARY
GOVT. OF GUJARAT
JUNAGADH DIST.

11 1 JUN 2019



ભારત સરકાર
Government of India
સોલંકી શૈલેષ દામજીભાઈ
Solanki Shailesh Damjibhai
જન્મ તારીખ / DOB : 01/01/1984
પુરુષ / Male



8187 1462 1623

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India

રૂપારેલીયા વિશ્વા ગૌરવભાઈ

Rupareliya Vishva Gauravbhai

જન્મનું વર્ષ / Year of Birth : 1986

સ્ત્રી / Female



4498 9592 2506

આધાર - સામાન્ય માણસનો અધિકાર



191 JUN 2019



AND

- 2) **Mrs. VISHVABEN GAURAVBHAI RUPARELIYA** owner of the project land;

We,

- 1) **SHAILESH DAMJIBHAI SOLANKI** duly authorized by the promoter of the proposed project, AND
2) **VISHVABEN GAURAVBHAI RUPARELIYA** owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement, Registered on date **27th May, 2019** at sub Registrar office **Junagadh** to develop the land bearing Survey No 176/p Plot no. 36 to 39 of Junagadh village Junagadh taluka Junagadh District PIN 362001 admeasuring 763.46 sq.mts. (said land);
- B. That **VISHVABEN GAURAVBHAI RUPARELIYA** [Name of the project land owner] has a legal title to the land on which the development 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 us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

- C. That, we will abide by all the conditions of 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 provision of Section 17 of the RERA Act.

11.1 JUN 2019



- D. 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.
- E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature not restrictive, with reference to the interest of allottees of project.

Deponent 1) શ્રી. દીપક અમરજીભાઈ શાંતિચંદ્ર મોદી
 2) V. G. Rupareliya ૨ (સહચારી)

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 _____ on this _____ day of _____



Deponent 1) શ્રી. દીપક અમરજીભાઈ શાંતિચંદ્ર મોદી
 2) V. G. Rupareliya ૨ (સહચારી)



Solemnly Affirmed in
Presence of witness

(D. D. RUPARELIYA)
 NOTARY
 GOVT. OF GUJARAT
 JUNAGADH DIST.

11.1 JUN 2019





ગુજરાત ગુજરાત GUJARAT

BM 513082

અનુક્રમ નં. ૭૮૭૭ તા. ૧/૭/૧૯

સ્ટેમ્પની કિંમત રૂ. ૧૦૦/- સ્ટેમ્પ વેન્ડરની સહી.

ખરીદનારનું નામ : શૈલેશભાઈ દામજીભાઈ સોલંકી

ગામ : જુનાગઢ ખરીદનારની સહી.

સ્ટેમ્પ વેન્ડર : ભવદિપ ધીરજલાલ ટાંક,

લા. નં. ૨૯/૨૦૧૬, શ્યામ કોમર્શીયલ સર્વિસ,

દિવાન કોમ્પ્લેક્સ, દિવાન ચોક, જૂનાગઢ.

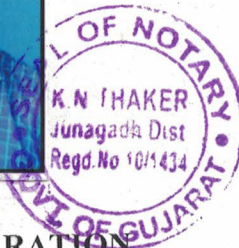
શૈલેશભાઈ ૨૧/૭/૧૯

Serial No... 13224
Book No... 2
Page No... 185
Receipt No... 13224
Dated...

1 JUL 2019



1-1 JUL 2019



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. SHAILESH DAMJIBHAI SOLANKI authorized signatory of SIDDHESWAR DEVELOPERS for the project SHRADDHA RESIDENCY, situated at Shree RajPark, Nr. New Collector Office, Sardarbag Road, Junagadh - 362001.

I, **SHAILESH DAMJIBHAI SOLANKI** as authorized signatory of proposed project **SHRADDHA RESIDENCY**, 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. 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.

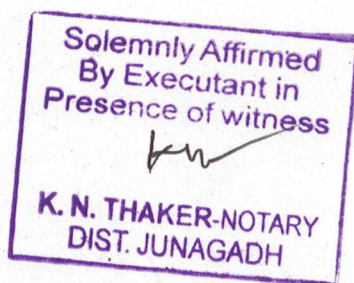
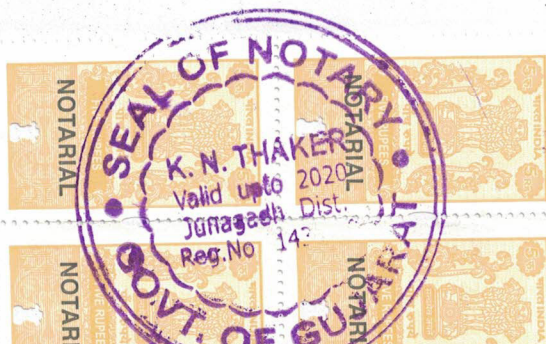
I/we further undertake that I/we will take building use permission form planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter for their record.

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

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

શાઈલેશ દામજીભાઈ સોલંકી

શાઈલેશ દામજીભાઈ સોલંકી
Deponents





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1293/90165/18034

To
સોલંકી શૈલેષ દામજીભાઈ
Solanki Shailesh Damjibhai
indira nagar
near N C C godown bilkha road
Junagadh
Junagadh Ptc
Malia Junagadh
Gujarat 362001

05/12/2013
85825100



MN858251004FT



તમારો આધાર નંબર / Your Aadhaar No. :

8187 1462 1623

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India

સોલંકી શૈલેષ દામજીભાઈ
Solanki Shailesh Damjibhai
જન્મ તારીખ / DOB : 01/01/1984
પુરુષ / Male



8187 1462 1623

આધાર - સામાન્ય માણસનો અધિકાર