

5067

Reg.Sr.No. 5067/2022
Date: 12 NOV 2022

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ58553440288357U

Certificate Issued Date : 12-Nov-2022 12:34 PM

Account Reference : IMPACC (SV)/ gj13058404/ SURAT/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1305840445777778268446U

Purchased by : MUKESHBHAI HARKHABHAI SACHAPARA

Description of Document : Article 32 Letter of Guarantee

Description : AFFIDAVIT CUM DECLARATION FORM B

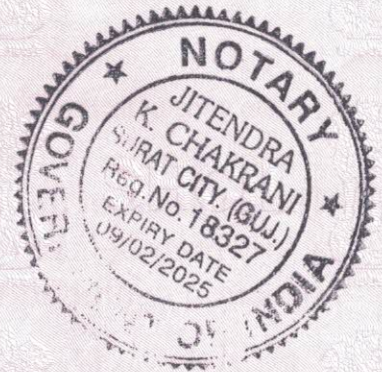
Consideration Price (Rs.) : 0
(Zero)

First Party : SKY DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : SKY DEVELOPERS

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



JD 0002515392

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.

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./ Ms. MUKESHBHAI HARKHABHAI SACHAPARA** promoter
/duly authorized by the promoter of "**BLUE HEAVEN**" (Name of proposed project), vide
its/his/her/their authorization dated 31/10/2022.

I, **MUKESHBHAI HARKHABHAI SACHAPARA** promoter/duly authorized by the promoter of
"**BLUE HEAVEN**" (Name of the proposed project) do hereby solemnly declare, undertake and
state as under that;

1. I/we have a legal title to the land on which the development of "**BLUE HEAVEN**" (Name
of the proposed project) is proposed;

OR

_____ have/has a legal title to the land on which the development of _____
_____ (Name 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 promoter for development of the real estate project
is enclosed herewith.

2. the said land is free from all encumbrances.

OR

details of encumbrances _____ including details of any rights, title,
interest or name of any party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is **31/12/2026**.
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.
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.


Deponent

Verification

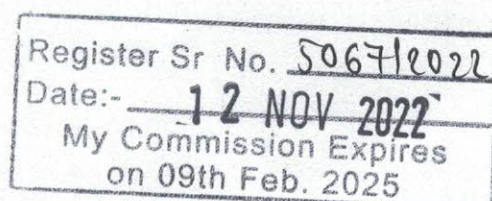
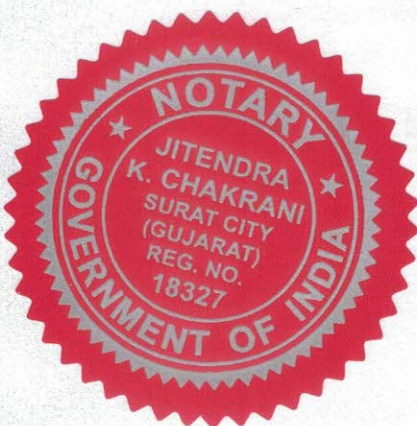
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at SURAT on this 12TH day of NOVEMBER 2022





Deponent



BEFORE ME

12/11/2022
JITENDRA K. CHAKRANI
NOTARY
SURAT CITY (GUJ.)
GOVT. OF INDIA



સાચપરા સરકાર
SACHAPARA GOVT. INDIA



સાચપરા મુકેશભાઈ હરખાભાઈ
Sachapara Mukeshbhai Harkhabhai
જન્મ તારીખ/DOB: 23/07/1971
પુરુષ/MALE

Mobile No: 9426977785

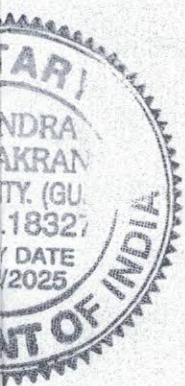
6241 2665 7575

VID : 9128 3463 9459 4807



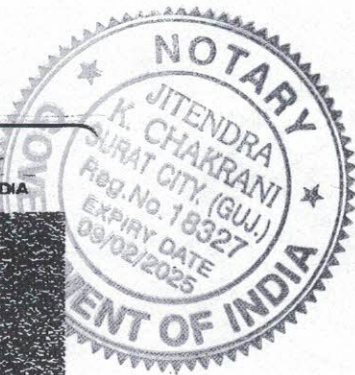
મારો આધાર, મારી ઓળખ

Sachodas



સરનામું :
હરખાભાઈ, એ-1202, શાલિગ્રામ સ્ટેટ્સ, વીઆઈપી
સર્કલ, માર્વલ લક્ઝરિયા ની સામે, ઉત્રાણ, સુરત,
ગુજરાત - 394105

Address :
C/O Harkhabhai, A-1202, Shaligram States,
Vip Circle, Opp. Marvel Luxuriya, Utran,
Surat,
Gujarat - 394105



1947

help@uidai.gov.in

www.uidai.gov.in

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

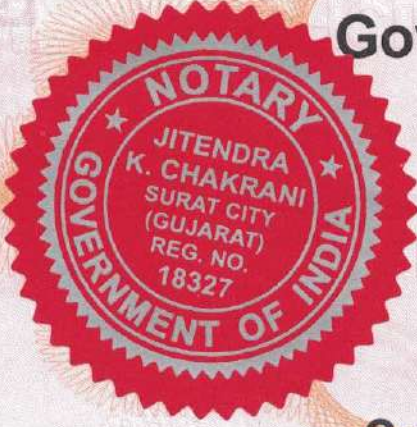
Sachodas

INDIA NON JUDICIAL

Reg.Sr.No. 5516/2022

Date: 13 DEC 2022

Government of Gujarat



सत्यमेव जयते

Rs.
50

Certificate of Stamp Duty

Certificate No. : IN-GJ72129801293201U
Certificate Issued Date : 12-Dec-2022 05:51 PM
Account Reference : IMPACC (SV)/ gj13058404/ SURAT/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1305840472454753491735U
Purchased by : MUKESHBHAI HARKHABHAI SACHAPARA
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MS SKY DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : MS SKY DEVELOPERS
Stamp Duty Amount(Rs.) : 50
(Fifty only)



JD 0024123502

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.
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- In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT

Affidavit cum declaration of Mr. MUKESHBHAI HARKHABHAI SACHAPARA Promoter / Duly authorized Signatory of M/s. M/s. SKY DEVELOPERS for Project: "BLUE HEAVEN" situated at Block No. T.P. S. NO. 62 (DINDOLI-BHESTAN-BHEDWAD), BLOCK NO. 305, F.P. NO 110/A/2, DINDOLI
Dist : SURAT, Gujarat

I MUKESHBHAI HARKHABHAI SACHAPARA Promoter / Duly authorized Signatory of M/s. SKY DEVELOPERS for Project: "BLUE HEAVEN" do hereby solemnly declare undertake and state that :-

I have submitted an application for RERA registration of our Project : "BLUE HEAVEN" vide registration Acknowledgement No. PR/SURAT/SURAT CITY/GUJRERA/221128/013667 for my above mentioned project.

In the submitted Plans (as approved by competent authority) there were not Showing **RERA Carpet areas and block details**. But the Form - 3 submitted by me as prepared by chartered accountant **CA Jagdish Vaishnav (having Membership No.139060)** is showing RERA Carpet area, which is true & correct according to my best knowledge.

We further declare that there are 2 wings namely A and B, having total Carpet area of 2,175 sq mts in our project "Blue Heaven".

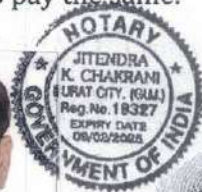
I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per Form - 3 carpet area calculation, I/We are bound to pay the same.

FOR, SKY DEVELOPERS

[Signature]

PARTNER

Mr. MUKESHBHAI HARKHABHAI SACHAPARA
Authorized Signatory of
M/s. SKY DEVELOPERS
Project : "BLUE HEAVEN"



Register Sr. No.	5516/2024
Date:-	13 DEC 2024
My Commission Expires on 09th Feb. 2025	

BEFORE ME
[Signature]
13/12/2024
JITENDRA K. CHAKRANI
NOTARY
SURAT CITY (GUJ.)
GOVT. OF INDIA

INDIA NON JUDICIAL
Government of Gujarat

Reg.Sr.No. 5574/2014
Date: 3 DEC 2022



सत्यमेव जयते

Certificate of Stamp Duty

Rs.
50



Certificate No. : IN-GJ72129051901885U
Certificate Issued Date : 12-Dec-2022 05:50 PM
Account Reference : IMPACC (SV)/ gj13058404/ SURAT/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1305840472451091837614U
Purchased by : MUKESHBHAI HARKHABHAI SACHAPARA
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MS SKY DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : MS SKY DEVELOPERS
Stamp Duty Amount(Rs.) : 50
(Fifty only)



JD 0024123501

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. MUKESHBHAI HARKHABHAI SACHAPARA duly authorized partner of promoter "M/s. SKY DEVELOPERS " for its Project "BLUE HEAVEN" Situated at Block No. T.P. S. NO. 62 (DINDOLI-BHESTAN-BHEDWAD), BLOCK NO. 305, F.P. NO 110/A/2, DINDOLI Dist : SURAT

I, MUKESHBHAI HARKHABHAI SACHAPARA authorized Partner of "M/s. SKY DEVELOPERS " for its Project "BLUE HEAVEN" duly authorized by promoter of project, do hereby solemnly declare, undertake and state as under that;

I/we have 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 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 23.10.1 of the new GDCR-2017

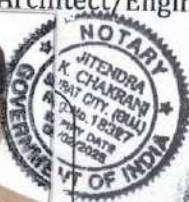
OR

Our project "BLUE HEAVEN" is in the SURAT MUNICIPAL CORPORATION area. There exist drainage network in surrounding of the 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 giving 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 GDCR/NBC. A copy of the same will be submitted to Guj 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.



BEFORE ME

Chakrani 31/12/2022
JITENDRA K. CHAKRANI
NOTARY
SURAT CITY (GUJ.)
GOVT. OF INDIA

FOR, SKY DEVELOPERS

PARTNER

Register Sr No. 5517/2022
Date:- 13 DEC 2022
My Commission Expires
on 09th Feb. 2025

SKY DEVELOPERS

43.

(Project : BLUE HEAVEN)

A-1202, SHALIGRAM STATUS, VIP CIRCLE, UTRAN, MOTA VARACHHA, SURAT-394 105

Contact : +91 94269 77785

Email : skydevelopers.surat@gmail.com

To,
Real Estate Regulatory Authority
Gandhinagar

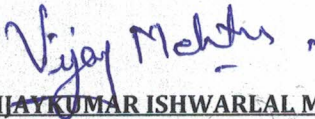
We have authorised Mr. MUKESHBHAI HARKHABHAI SACHAPARA as the Authorised Partner/person on behalf of the Firm "SKY DEVELOPERS" for the project- "BLUE HEAVEN" to apply, communicate and submit all applications along with documents to the Authority.



MUKESHBHAI HARKHABHAI SACHAPARA



HARDIK KANUBHAI KAKADIA



VIJAYKUMAR ISHWARLAL MEHTA



VIPULBHAI TALSHIBHAI KAJAVADRA

FOR SKY DEVELOPERS



Authorised Signatory / Partner