



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ91878769661359T
Certificate Issued Date : 06-Jan-2021 05:23 PM
Account Reference : IMPACC (AC)/ gj13055011/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1305501120719210019045T
Purchased by : R J SOJITRA
Description of Document : Article 18 Certificate or Other Document
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ANIRUDHDHSINH GOHIL
Second Party : Not Applicable
Stamp Duty Paid By : ANIRUDHDHSINH GOHIL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



A.V. Gani



LB 0003077864

Affidavit

Affidavit cum declaration of Mr. ANIRUDHDHSINH V GOHIL Duly authorized Signatory of REAL DEVELOPERS for Project BHAVYA ENCLAVE at Plot No. 47, R. S. No. 585 P 1, Railnagar, Rajkot;

I ANIRUDHDHSINH V GOHIL authorized Signatory of M/S. REAL DEVELOPERS do hereby solemnly declare undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No. _____ for my above mentioned project.

In the submitted Plan (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant Mr. Rushikumar Sojitra is showing RERA Carpet area, which is true & correct according to my best knowledge.

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.

A.V. Gohil
Promoter



Solemnly affirmed before me by

Anirudhsinh V
Gohil who is

Identified by Shri. Rushik Sojitra
Advocate who is personally known to
me on this 7 day of July 2019

P. L. JOTANGIA
NOTARY

Page No. 17

Serial No. 120

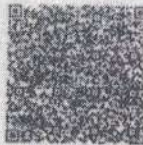
Receipt No. 120

Date 7/1/19





ભારત સરકાર
Government of India
ગોહિલ અનિરુદ્ધસિંહ વિરેન્દ્રસિંહ
Gohil Anirudhdhsinh Virendrasinh
જન્મ તારીખ / DOB : 10/01/1995
પુરુષ / Male



2207 5031 1462

આધાર - સામાન્ય માણસનો અધિકાર



આધાર

ભારતીય વિશિષ્ટ ઓળખાણ અધિકારણ
Unique Identification Authority of India

સરનામું:
બ્લોક નંબર- 158, રેલ નગર- 2,
પોપટપરા ની પાછળ, પોપટપરા,
રાજકોટ, રાજકોટ, ગુજરાત, 360001

Address:
Block Number- 158, Rail Nagar- 2,
Behind popatpara, popatpara,
Rajkot, Rajkot, Gujarat, 360001

2207 5031 1462

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

A.V. Gohil



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ91879443667358T
Certificate Issued Date : 06-Jan-2021 05:23 PM
Account Reference : IMPACC (AC)/ gj13055011/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1305501120720141616393T
Purchased by : R J SOJITRA
Description of Document : Article 18 Certificate or Other Document
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ANIRUDHDHSINH GOHIL
Second Party : Not Applicable
Stamp Duty Paid By : ANIRUDHDHSINH GOHIL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Av. Jain



LB 0003077865

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. ANIRUDHDHSINH V GOHIL, Proprietor of M/s. REAL DEVELOPERS of the proposed project BHAVYA ENCLAVE at Plot No. 47, R. S. No. 585 P 1, Railnagar, Rajkot;

I, ANIRUDHDHSINH V GOHIL promoter of the proposed project 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 BHAVYA ENCLAVE 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 me/promoter is 31.03.2023.
4. That seventy per cent of the amounts realised by me/promoter 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 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. That I/promoter 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. That I/promoter shall take all the pending approvals on time, from the competent authorities.

A.V. Gohil

9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

A.V. Genie

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 RAJKOT on this 30th day of December, 2020.



A.V. Genie

Deponent



Solemnly affirmed before me by

A.V. Genie

(Signature) who is

Identified by Shri. Pankaj S. Nigam

Advocate who is personally known to

me on this 30 day of Dec 2020

P. L. JOTANGIA
NOTARY

Serial No. 12

Sub No. 24

Receipt No. 24

Date 31/12/20



ભારત સરકાર

Government of India



ગોહિલ અનિરુદ્ધસિંહ વિરેન્દ્રસિંહ
Gohil Anirudhdhsinh Virendrasinh
જન્મ તારીખ / DOB : 10/01/1995
પુરુષ / Male



2207 5031 1462

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય અનિરુદ્ધસિંહ વિરેન્દ્રસિંહ

Unique Identification Authority of India

સરનામું:
બ્લોક નંબર- 158, રેલ નગર- 2,
પોપટપરા ની પાછળ પોપટપરા,
રાજકોટ, રાજકોટ, ગુજરાત, 360001

Address:
Block Number- 158, Rail Nagar- 2,
Behind popatpara, popatpara,
Rajkot, Rajkot, Gujarat, 360001

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Av. Gani



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ91877941508806T
Certificate Issued Date : 06-Jan-2021 05:22 PM
Account Reference : IMPACC (AC)/ gj13055011/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1305501120717533941869T
Purchased by : R J SOJITRA
Description of Document : Article 18 Certificate or Other Document
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ANIRUDHDHSINH GOHIL
Second Party : Not Applicable
Stamp Duty Paid By : ANIRUDHDHSINH GOHIL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0003077863

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. ANIRUDHDHSINH V GOHIL authorized signatory of REAL DEVELOPERS for the project BHAVYA ENCLAVE situated at at Plot No. 47, R. S. No. 585 P 1, Railnagar, Rajkot;

I ANIRUDHDHSINH V GOHIL authorized signatory of proposed project 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. 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.

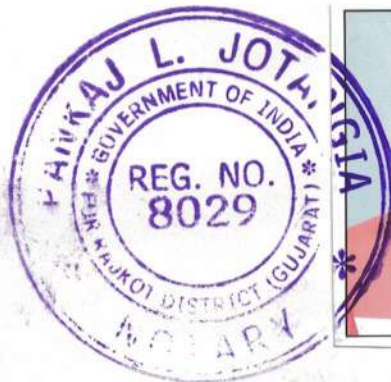
OR

Our project Bhavya Enclave is in the rajkot municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of rajkot municipal corporation. With prior permission of RMC 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 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.



A.V. Gohil
Deponent



Solemnly affirmed before me by
Anirudh Singh
(Signature) who is
Identified by Shri Rashmi Soni
Advocate who is personally known to
me on this 7 day of Oct 2021

Page No. 17
Serial No. 23
Receipt No. 23
Date 7/11/21



ભારત સરકાર

Government of India



ગોહિલ અનિરુદ્ધસિંહ વિરેન્દ્રસિંહ

Gohil Anirudhdsinh Virendrasinh

જન્મ તારીખ / DOB : 10/01/1995

પુરુષ / Male



2207 5031 1462

આધાર - સામાન્ય માણસનો અધિકાર



આધાર

સામાન્ય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું:

બ્લોક નંબર- 158, રેલ નગર- 2,

પોપટપરા ની પાછળ, પોપટપરા,

રાજકોટ, રાજકોટ, ગુજરાત, 360001

Address:

Block Number- 158, Rail Nagar- 2,

Behind popatpara, popatpara,

Rajkot, Rajkot, Gujarat, 360001

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A.v. gohil



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ19527814024715T
Certificate Issued Date : 25-Feb-2021 11:03 AM
Account Reference : IMPACC (AC)/ gj13032111/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1303211175424367838855T
Purchased by : VISHAL DANGARIYA
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ANNIRUDHSINH GOHIL
Second Party : Not Applicable
Stamp Duty Paid By : ANNIRUDHSINH GOHIL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0014392753

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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-1

[GujaratRERA 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

Joint Affidavit cum Declaration of, Mr. Annirudhsinh Virendrasinh Gohil, Promoter of the proposed project/ duly authorized by the Promoter of the proposed project BHAVYA ENCLAVE vide its/his/their authorization dated - not applicable.

I, Mr. Annirudhsinh Virendrasinh Gohil, promoter of the proposed project / duly authorized by the promoter of the proposed project BHAVYA ENCLAVE, do hereby solemnly declare, undertake and state as under;

1. I have entered into registered development agreement Registered on date 05th December, 2020, at sub registrar office, Rajkot – 2 to develop the land bearing Revenue Survey No. 585, Plot No. 47, F. P. No. 10/2, Railnagar – 2, BH. Popatpara, Rajkot - 360002
2. That Mrs. Vallabhbbhai Jivrajbbhai Tarpara 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances _____ (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That I will abide by all the conditions of the Development Agreement and fulfill 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 will be liable for fulfillment of my obligations under the act towards the allottees of the units/apartments.

Deponent:



A. V. Gohil





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 Rajkot on this 01st day of March, 2021

Deponent:

Identified by

Advocate

Reg. No. G/639/2015

A. V. Jain



Solemnly Affirmed Before Me By
Shri. Anandkumar V. Gohil
Who is Identified By J. K. Jain
Advocate Who is
Personally Known to Me On This 03rd
day of March, 2021 at Rajkot.

Ashit K. Sonpal
NOTARY
NTR-NO. 1229/2010

Page No. 58
Serial No. 1927
Receipt No. 1927
Date 03-03-2021



			
ભારત સરકાર Government of India			
	ગોહિલ અનિરુદ્ધસિંહ વિરેન્દ્રસિંહ Gohil Anirudhdsinh Virendrasinh જન્મ તારીખ/DOB: 10/01/1995 પુરુષ/ MALE		
	Download Date: 18/12/2020		
	Issued Date: 14/12/2020		
2207 5031 1462 VID : 9107 0808 8866 9505			
મારી આધાર, મારી ઓળખ			



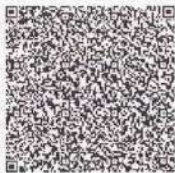


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ19534325142796T
Certificate Issued Date : 25-Feb-2021 11:07 AM
Account Reference : IMPACC (AC)/ gj13032111/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1303211175437601905103T
Purchased by : VISHAL DANGARIYA
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ANNIRUDHSINH VIRENDRASINH GOHIL AND OTHERS
Second Party : Not Applicable
Stamp Duty Paid By : ANNIRUDHSINH VIRENDRASINH GOHIL AND OTHERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0014392754

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at "www.indiastamp.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-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) Mr. Annirudhisinh Virendrasinh Gohil, Promoter of the proposed project/ duly authorized by the Promoter of the proposed project BHAVYA ENCLAVE vide its/his/their authorization dated - not applicable.

AND

- 2) Mrs. Vallabhbhai Jivrajbhai Tarpara Owner of the project land/ duly Authorized by the owner/lessor of the project land, vide its/his/their/authorization dated - not applicable.

We, 1) Mr. Annirudhisinh Virendrasinh Gohil, promoter of the proposed project / duly authorized by the promoter of the proposed project BHAVYA ENCLAVE, AND 2) Mrs. Vallabhbhai Jivrajbhai Tarpara owner/lessor of the project land do hereby solemnly declare, undertake and state as* under;

1. We have entered into registered development agreement Registered on date 05th December, 2020, at sub registrar office, Rajkot – 2 to develop the land bearing Revenue Survey No. 585, Plot No. 47, F. P. No. 10/2, Railnagar – 2, BH. Popatpara, Rajkot - 360002
- A.
- B. That Mrs. Vallabhbhai Jivrajbhai Tarpara 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances _____ (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

- C. That, we will abide by all the condition of the Development agreement and fulfill 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.
- 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 and not restrictive, with reference to the interest of allottees of project.

A.V. Gohil



Deponent:

- 1) A.V. Gohil
- 2) Vallabhbhai J. Tarsapur

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 Rajkot on this 1st day of March, 2021

Deponent:

Identified by

Advocate
Reg. No. G/ 624/2014



- 1) A.V. Gohil

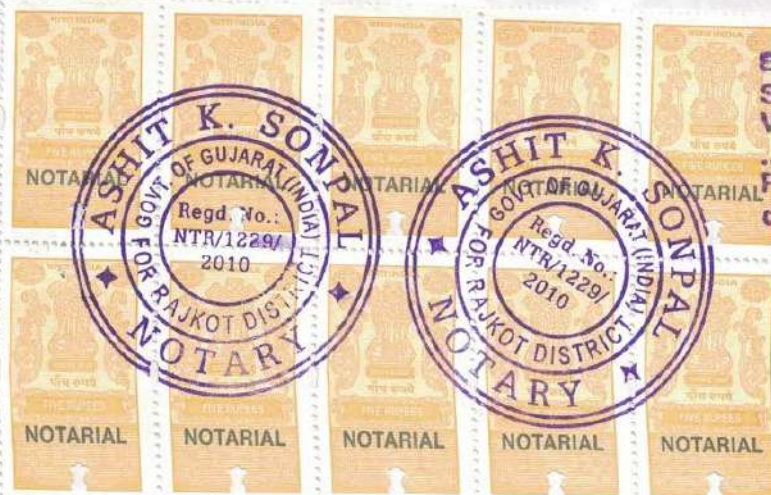


- 2) Vallabhbhai J. Tarsapur

(1) Anarishvatsinh V. Gohil

Solemnly Affirmed Before Me By
Shri (2) Vallabhbhai J. Tarsapur
Who is Identified by J. K.
Molliya, Advocate Who is
Personally known to Me On This 03.03.21
day of March, 2021 at Rajkot.

Ashit K. Sonpal
NOTARY
NTR-NO.1229/2010



Page No. 58
Serial No. 1926
Receipt No. 1926
Date. 03-03-2021



ભારત સરકાર
Government of India
વલ્લભભાઈ જીવરાજભાઈ તરપરા
Vallabhbhai Jivrajbhai Terpara
જન્મ તારીખ / DOB : 15/03/1982
પુરુષ / Male

6884 7118 0066

આધાર - સામાન્ય માણસનો અધિકાર



અનુચિત વિભાગ
Unique Identification Authority of India

સરનામું:
કાસ્ટુરી બંગ્લોસ, સિલ્વર સ્ટોન - ૩
સ્ટ્રીટ નં-૪, ઓસ્કાર ટાવર પાસે,
નાનામવા મેઈન રોડ, રાજકોટ,
રાજકોટ સાઉથી એરિયા, ગુજરાત,
૩૬૦૦૦૬

Address:
Kasturi Banglows, Silver Stone -3
Street No-4, Near Oscar Tower,
Nanamava Main Road, Rajkot,
Rajkot Sau Uni Area, Gujarat,
360006

6884 7118 0066

1917
1800 300 1917

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netid@uidai.gov.in

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www.uidai.gov.in



			
ભારત સરકાર Government of India			
	ગોહિલ અનિરુદ્ધદર્સિંહ વિરેન્દ્રસિંહ Gohil Anirudhdharsinh Virendrasinh		
	જન્મ તારીખ/DOB: 10/01/1995		
	પુરુષ/ MALE		
	Download Date: 19/12/2020		
Issued Date: 14/12/2020			
2207 5031 1462			
VID : 9107 0808 8866 9505			
મારી આધાર, મારી ઓળખ			

