



IN-GJ14949940417953V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ14949940417953V
Certificate Issued Date : 25-Feb-2023 02:01 PM
Account Reference : IMPACC (AC)/ gj13198511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1319851157235501947713V
Purchased by : HINDVA INFRATECH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : HINDVA INFRATECH
Second Party : Not Applicable
Stamp Duty Paid By : HINDVA INFRATECH
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ14949940417953V



JID 0026113859

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.
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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. RUSHIT CHAGANBHAI KOTADIYA**, as partner and authorized signatory of **M/s. HINDAVA INFRATECH** promoter of **RATNAGAR ELITE** vide its/his/her/their authorization dated **-20-02-2023**.

I/We, **Mr. RUSHIT CHAGANBHAI KOTADIYA**, partners/duly authorized by the partners of **HINDAVA INFRATECH** promoters of proposed project of **RATNAGAR ELITE** 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 **RATNAGAR ELITE** 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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/us is **31-12-2026**.
4. That 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. 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. 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.

HINDVA INFRA TECH

R.C. Kotadiya
PARTNER

Deponent

Verification

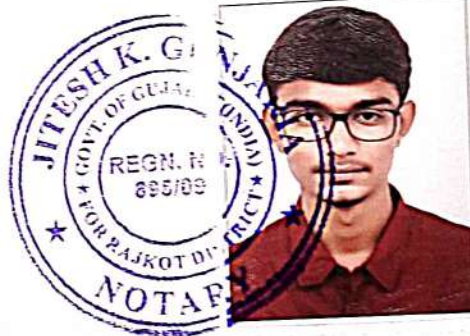
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at RAJKOT on this 25 day of February, 2023.

HINDVA INFRA TECH

R.C. Kotadiya
PARTNER

Deponent



Signed Before me

JITESH K. GUNJARIA
ADVOCATE & NOTARY
109, Star Chambers,
Harnisar Chowk, RAJKOT.

Sr. No. 1722
Date 25 FEB 2023





IN-GJ15307922510236V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ15307922510236V
Certificate Issued Date : 27-Feb-2023 11:40 AM
Account Reference : IMPACC (AC)/ gj13198511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1319851157945403262755V
Purchased by : HINDVA INFRATECH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : HINDVA INFRATECH
Second Party : Not Applicable
Stamp Duty Paid By : HINDVA INFRATECH
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0026113898

Statutory Alert:

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SHCIL

NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamp" and Stock Holding Branch/ Centre (the details of which are available on our website).

- Any alteration in the contents of the e-stamp certificate will be void.

- Kindly refer to the details of the e-stamp certificate on our website.

- For information, our e-stamp Branch is located at the following address:



- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.

- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.

- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને

estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

8286110350

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 Mr. RUSHIT CHHAGANBHAI KOTADIA as Partner and Authorized Signature of M/s. HINDVA INFRATECH promoter of the proposed project RATNAGAR ELITE duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20-02-2023;

I/WE, Mr. RUSHIT CHHAGANBHAI KOTADIA as Partner and Authorized Signature of M/s. HINDVA INFRATECH promoter of the proposed project RATNAGAR ELITE 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 BHOJUBHA GOVUBHA JADEJA (Name of the project land owner(s)/lessor(s)) by way of registered Development agreement No 1066, Registered on date 14-02-2023 at sub Registrar office RAJKOT ZONE-5 to develop the land bearing Revenue Survey No. 6/1, TPS No-20, FP no-5/1, Plot No-135+136+137+180/1 of RAJKOT City(said land);
2. That BHOJUBHA GOVUBHA JADEJA (Name of the project land owner(s)/lessor(s)) have/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 land is free from all encumbrances. OR
3. That details of encumbrances NO ENCUMBRANCE (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.
4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

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 25 day of February, 2023.

HINDVA INFRATECH

R.C. Kotadia

Deponent

PARTNER

HINDVA INFRATECH

R.C. Kotadia

PARTNER

Deponent

Signed Before me

JITESH K. GUNJARIA
ADVOCATE & NOTARY

104, Star Chambers,
Harinar Chav, RAJKOT

Sr. No.
Date 27 FEB 2023





IN-GJ1495024333222V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300



Certificate No. : IN-GJ1495024333222V
Certificate Issued Date : 25-Feb-2023 02:02 PM
Account Reference : IMPACC (AC)/ gj13198511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1319851157236193517837V
Purchased by : HINDVA INFRATECH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : HINDVA INFRATECH
Second Party : Not Applicable
Stamp Duty Paid By : HINDVA INFRATECH
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ1495024333222V

JND 0026113860

Statutory Alert:

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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./Ms. Mr. RUSHIT CHHAGANBHAI KOTADIA as Partner and Authorized Signature of M/s. HINDVA INFRATECH promoter of the proposed project RATNAGAR ELITE duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20-02-2023;

AND

2) Mr. BHOJUBHA GOVUBHA JADEJA owner/lessor of the project land/duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated - ;

We, 1) Mr. RUSHIT CHHAGANBHAI KOTADIA as Partner and Authorized Signature of M/s. HINDVA INFRATECH promoter of the proposed project RATNAGAR ELITE, AND 2) BHOJUBHA GOVUBHA JADEJA owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

- A. we have entered into registered Development agreement no 1066, Registered on date 14-02-2023 at sub Registrar office RAJKOT ZONE-5 to develop the land bearing Revenue Survey No. 6/1, TPS No-20, FP no-5/1, Plot No-135+136+137+180/1 of RAJKOT Village/City(said land);
- B. That BHOJUBHA GOVUBHA JADEJA [Name of the project land owner(s)/lessor(s)] have/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 NO ENCUMBRANCE (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 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.

- 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.

Deponent 1) ^{Roshal} R.C. Kotadiya

2) ^{Chhagan} જાનમીદ એન. શર્મા

3) શિંગમી શિંગમી નંડન

Verification

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

Verify by me at Rajkot on this 25 day of February, 2023.



Deponent 1) R.C. Kotadiya

2) જાનમીદ એન. શર્મા

3) શિંગમી શિંગમી નંડન

Signed Before me

JITESH K. GUNJARIA
ADVOCATE & NOTARY
109, Star Chambers,
Hartini Chowk, RAJKOT.

Sr. No. 1724
Date 25 FEB 2023

HINDVA INFRATECH

Ganesh, 302 Shiv Drashti-4, Nana Mava Road, Rajkot-360004.

DATE: 20-02-2023

TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.

**SUBJECT: APPOINTMENT OF AUTHORISED SIGNATORY AND
PROJECT HEAD FOR RERA REGISTRATION**

WE THE PARTNERS OF M/s HINDVA INFRATECH DO HEREBY
APPOINT RUSHIT CHAGANBHAI KOTADIYA AS THE AUTHORISED
SIGNATORY AND RUSHIT CHAGANBHAI KOTADIYA AS THE
PROJECT HEAD FOR THE PROJECT RATNAGAR ELITE.

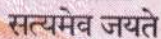
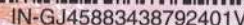
FOR M/s HINDVA INFRATECH
PARTNERS

1. RUSHIT C. KOTADIYA

R.C. Kotadiya

2. CHAGANBHAI M. KOTADIYA

ચાગાન મી. કોટડિયા



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



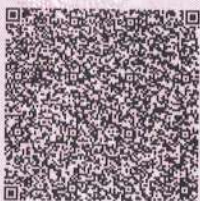
Certificate No.	IN-GJ45883438792401V
Certificate Issued Date	15-Apr-2023 09:41 AM
Account Reference	IMPACC (AC)/ gj13133211/ RAJKOT/ GJ-RA
Unique Doc. Reference	SUBIN-GJGJ1313321118689080009919V
Purchased by	RUSHIT CHHAGANBHAI KOTADIYA
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	AFFIDAVIT
Consideration Price (Rs.)	0 (Zero)
First Party	MS HINDVA INFRATECH PARTNERSHIP FIRM
Second Party	Not Applicable
Stamp Duty Paid By	MS HINDVA INFRATECH PARTNERSHIP FIRM
Stamp Duty Amount(Rs.)	300 (Three Hundred only)

Page No. 176/2023

Serial No. 2631

Receipt No. 2031

Date 15/06/2023



IN-GJ45B83438792401V

.ID 0044627702

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. RUSHIT CHAGANBHAI KOTADIYA**, as partner and authorized signatory of **M/s. HINDAVA INFRATECH** promoter of **RATNAGAR ELITE** Situated at Govind Park Society Street no 2, Nana Mava Main Road, Rajkot.

I/We, **Mr. RUSHIT CHAGANBHAI KOTADIYA** authorized signatory of proposed project duly authorized by the promoter of the project, do here by, 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.

Rajkot

Date: 15/04/2023



Deponent

HINDVA INFRATECH

R.C. Kotadiya

PARTNER



Identified by

Jignesh P. Gajera
En. No. G/591/2019
Advocate RAJKOT.



Page No. 116/2023
Serial No. 2037
Receipt No. 2037
Date 15/04/2023

Solemnly affirmed before me by
Parshit Chhabhai Adv.
who is identified by Shri J.P. Gaware
Advocate who is personally known to
me on this 15 day of April 2023.

Tushar D. Sondagar
TUSHAR D. SONDAGAR
NOTARY (GOVT. OF INDIA)
RAJKOT

15/04/2023



HINDVA INFRA TECH
PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GEMPK4498N

नाम/ Name
KOTADIYA RUSHIT CHHAGANBHAI

पिता का नाम/ Father's Name
CHHAGANBHAI MANJIBHAI KOTADIYA

जन्म की तारीख/ Date of Birth
14/07/1999

हस्ताक्षर/ Signature
R.C. Kotadiya

04102017





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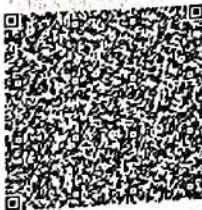
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ45883565156909V
Certificate Issued Date : 15-Apr-2023 09:43 AM
Account Reference : IMPACC (AC)/ gj13133211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1313321118689810416050V
Purchased by : RUSHIT CHHAGANBHAI KOTADIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : MS HINDVA INFRATECH PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : MS HINDVA INFRATECH PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Page No. 116/2023
Serial No. 2032
Receipt No. 2032
Date 15.04.2023



IN-GJ45883565156909V

JD

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AFFIDAVIT

AFFIDAVIT CUM DECLARATION OF Mr. RUSHIT CHAGANBHAI KOTADIYA AUTHORISED SIGNATORY OF M/s. HINDAVA INFRATECH FOR THE PROJECT RATNAGAR ELITE AT Village -Dist. - RAJKOT. REVENUE SURVEY NO. 6/1, PLOT NO. 135+136+137+180/1, FP NO-5/1, TPS NO-20-NANAMAVA, RAJKOT.

I/We Mr. RUSHIT CHAGANBHAI KOTADIYA AUTHORISED SIGNATORY, BY THE PROMOTER M/s. HINDAVA INFRATECH DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE THAT,

I HAVE SUBMITTED AN APPLICATION FOR RERA REGISTRATION
VIDE ACKNOWLEDGEMENT NO.
PR/RAJKOT/RAJKOT/GUJRERA/230403/014239 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 SMIT KANAKBHAI KESARIYA IS SHOWING RERA CARPET AREA, WHICH IS TRUE AND CORRECT ACCORDING TO BEST OF MY KNOWLEDGE.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GEMPK4498N

नाम/ Name
KOTADIYA RUSHIT CHHAGANBHAI

पिता का नाम/ Father's Name
CHHAGANBHAI MANJIBHAI KOTADIYA

जन्म की तारीख/ Date of Birth
14/07/1999

हस्ताक्षर/ Signature
R.C. Malhotra



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.

Rajkot

Date: 15/04/2023



HINDVA INFRATECH

R.C. Kotecha

PARTNER

AUTHORISED SIGNATORY

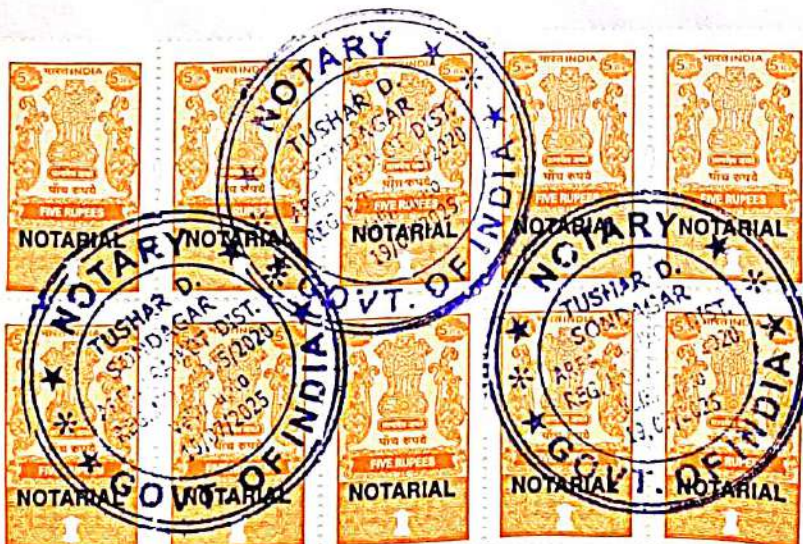


Page No. 116/2023
Serial No. 2032
Receipt No. 2032
Date 15/04/2023

Identified by

[Signature]

JIGNESH R. GAJERA
En No G/591/2019
Advocate RAJKOT.



Solemnly, affirmed before me by
Rishi Chandra Kotecha
who is identified by Shri *J.R. Ga...*
Advocate who is personally known to
me on this... day of *15* April 2023.

T.O. *[Signature]*
TUSHAR D. SONDAGAR
NOTARY (GOVT. OF INDIA)
RAJKOT

15/04/2023