



सत्यमेव जयते

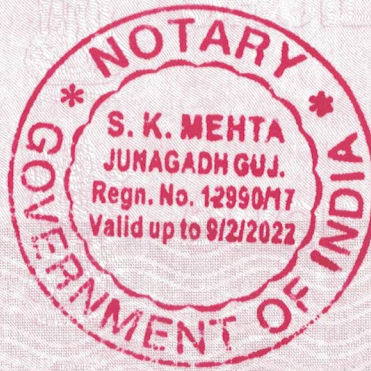
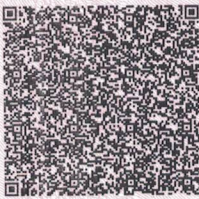
INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Serial No. 76
Book No. 16
Page No. 03
Receipt No. 76
Dated 27 SEP 2021

Certificate No. : IN-GJ27531152723659T
Certificate Issued Date : 27-Sep-2021 12:08 PM
Account Reference : IMPACC (SV)/ gj13085204/ JUNAGADH/ GJ-JU
Unique Doc. Reference : SUBIN-GJGJ1308520489801259833144T
Purchased by : ANKIT KANJARIYA
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PARESHBHAI BHAGVANJIBHAI MANAVADARIYA
Second Party : Not Applicable
Stamp Duty Paid By : PARESHBHAI BHAGVANJIBHAI MANAVADARIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0014126658

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'

[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. PARESHBHAI BHAGVANJIBHAI MANAVADARIYA** promoter of the proposed project/ duly authorized by the promoter **AASTHA DEVELOPERS** of the proposed project **MAMM PALACE**, vide its/his/their authorization dated 24th September, 2021.

I, PARESHBHAI BHAGVANJIBHAI MANAVADARIYA promoter of the proposed project/ duly authorized by the promoter **AASTHA DEVELOPERS**, of the proposed project **MAMM PALACE**, do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2024.



4. That seventy percent of the amounts realized 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 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 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 utilized 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.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

P. B. Patel
Deponent

VERIFICATION

The contents of our 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 _____, 2021

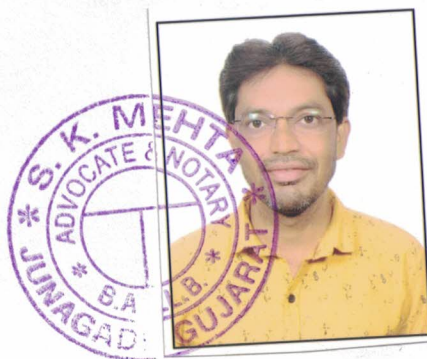
P. B. Patel

Deponent
Solemnly Affirmed in
Presence of Witness

(S. K. MEHTA)

NOTARY
GOVT. OF INDIA
JUNAGADH (GUJARAT)

27 SEP 2021



AASTHA DEVELOPERS

SARANAM PALACE BLOCK NO 402, MADHAV VATIKA, ZANZARDA ROAD, JUNAGADH,
GUJARAT, 362001

AUTHORISATION LETTER TO APPOINT MR PARESHBHAI BHAGVANJIBHAI MANAVADARIYA FOR RERA REGISTRATION OF REAL ESTATE PROJECT "MAMM PALACE" BEING DEVELOPED BY THE FIRM AND MATTERS INCIDENTAL THERETO

RESOLVED THAT MR. PARESHBHAI BHAGVANJIBHAI MANAVADARIYA (Partner) be and is hereby appointed as Authorized 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 "MAMM PALACE" 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 AASTHA DEVELOPERS

Date: 24th September, 2021

Partners

DINESHBHAI L BAFALIPARA G. S. Chavla P. S. 21/4

BHAVNABEN DINESHBHAI BAFALIPARA Chavla Ch. S.

PARESHBHAI BHAGVANJIBHAI MANAVADARIYA P. B. Patel

NILESHBHAI VRAJLAL RABADIYA N. V. Rabadiya

HITESHKUMAR NARSIBHAI BHALODIYA H. N. Bhalodiya

CHETAN HIRJIBHAI BHIMANI Bhimani

NAVNIT CHHAGANBHAI CHAPLA Chapla

PARTH CHANDRESHBHAI MANAVADARIYA Parth

AASTHA DEVELOPERS

SARANAM PALACE BLOCK NO 402, MADHAV VATIKA, ZANZARDA ROAD, JUNAGADH,
GUJARAT, 362001

HARESHKUMAR VALLABHAI GHODASARA H.V. Ghodasara

NEETABEN JAYDEEPPHAI MANAVADARIYA નીતબેન જયદેવભાઈ માણવદરીયા

HAPPY MANSUKHLAL SAVSANI Happy



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Serial No. 75
Book No. 16
Page No. 03
Receipt No. 75
Dated 27 SEP 2021

Certificate No. : IN-GJ27534293531768T
Certificate Issued Date : 27-Sep-2021 12:09 PM
Account Reference : IMPACC (SV)/ gj13085204/ JUNAGADH/ GJ-JU
Unique Doc. Reference : SUBIN-GJGJ1308520489807314868988T
Purchased by : ANKIT KANJARIYA
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PARESHBHAI BHAGVANJIBHAI MANAVADARIYA
Second Party : Not Applicable
Stamp Duty Paid By : PARESHBHAI BHAGVANJIBHAI MANAVADARIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of **Mr. PARESHBHAI BHAGVANJIBHAI MANAVADARIYA** authorized signatory of **AASTHA DEVELOPERS** for the project **MAMM PALACE**, situated at Shree Gopal Park, B/H Maharaja Palace, Bypass Road, Junagadh, Gujarat - 362001

I, **PARESHBHAI BHAGVANJIBHAI MANAVADARIYA** as authorized signatory of proposed project **MAMM PALACE**, 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.



P. D. Patel

Deponents



Solemnly Affirmed in
Presence of Witness


(S. K. MEHTA)

NOTARY
GOVT. OF INDIA
JUNAGADH (GUJARAT)

27 SEP 2021