

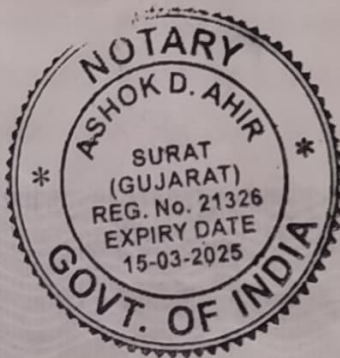
Serial No.: 8949
Date: 06 JUN 2022



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ61356169402560U
Certificate Issued Date : 20-May-2022 12:08 PM
Account Reference : IMPACC (AC)/ gj13321711/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1332171154344981197021U
Purchased by : KALPESHKUMAR RAMESHCHANDRA PATEL
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KALPESHKUMAR RAMESHCHANDRA PATEL
Second Party : Not Applicable
Stamp Duty Paid By : KALPESHKUMAR RAMESHCHANDRA PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ61356169402560U

KC 0035152370

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.

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. KALPESHKUMAR RAMESHCHANDRA PATEL** duly authorized partner of promoter "**NYALKARAN ENTERPRISE**" for Its Project "**SHUBHAM HILLS**" vide its/his/her/their authorization dated **05/03/2021**.

I, **KALPESHKUMAR RAMESHCHANDRA PATEL** - authorized Partner of "**NYALKARAN ENTERPRISE**" for Its Project "**SHUBHAM HILLS**" (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 "**SHUBHAM HILLS**" At Block/Survey No.297, Moje Village : Tavra, Shukla Tirth Road, Taluka : Bharuch, Dist: Bharuch-392001 is to be proposed;
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is **30/06/2027**.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 there from.

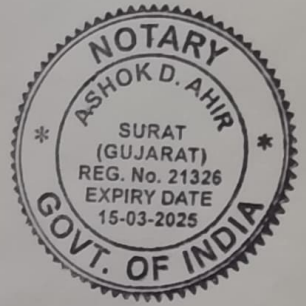
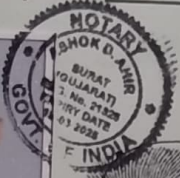
Verify by me at _____ on this _____ day of _____



K. R. Patel

K. R. Patel

KALPESHKUMAR RAMESHCHANDRA PATEL



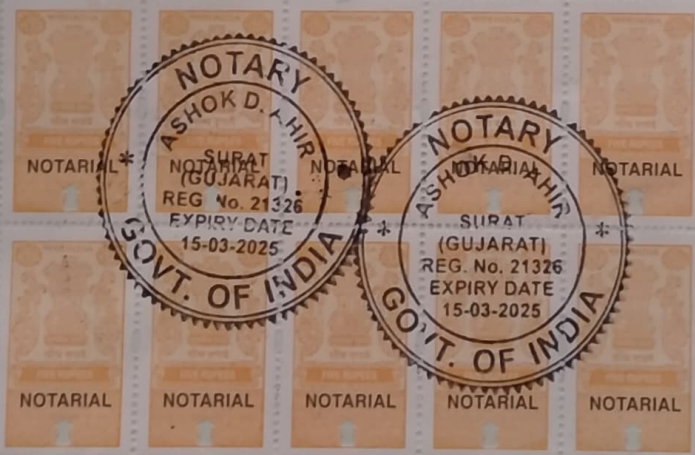
IDENTIFIED BY
[Signature]

BEFORE ME

[Signature]
6/6/22

ASHOK D. AHIR
NOTARY
GOVT. OF INDIA
SURAT (GUJARAT)

Serial No.:	8949
Book No.:	31
Date:	06 JUN 2022



Serial No.: 8950

Date: 06 JUN 2022



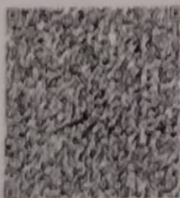
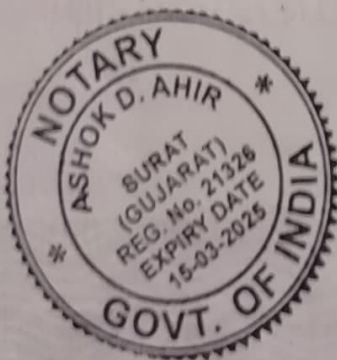
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ61352457119252U
Certificate Issued Date : 20-May-2022 12:06 PM
Account Reference : IMPACC (AC)/ gj13321711/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1332171154337118764234U
Purchased by : KALPESHKUMAR RAMESHCHANDRA PATEL
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KALPESHKUMAR RAMESHCHANDRA PATEL
Second Party : Not Applicable
Stamp Duty Paid By : KALPESHKUMAR RAMESHCHANDRA PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ61352457119252U

KC 0035152369

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2. The onus of checking the legitimacy is on the users of the certificate.

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of **Mr. KALPESHKUMAR RAMESHCHANDRA PATEL** authorized partner of promoter "NYALKARAN ENTERPRISE" for Its Project "SHUBHAM HILLS" Situated at Block/Survey No.297, Moje Village : Tavra, Shukla Tirth Road, Taluka : Bharuch, Dist: Bharuch-392001.

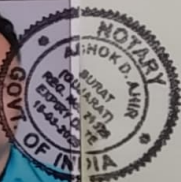
I, **KALPESHKUMAR RAMESHCHANDRA PATEL** - authorized partner/signatory of proposed project duly authorized by promoter of project, do hereby solemnly declare, undertake and state as under that;

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.

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

Bhrees
616122
ASHOK D. AHIR
NOTARY
GOVT. OF INDIA
SURAT (GUJARAT)

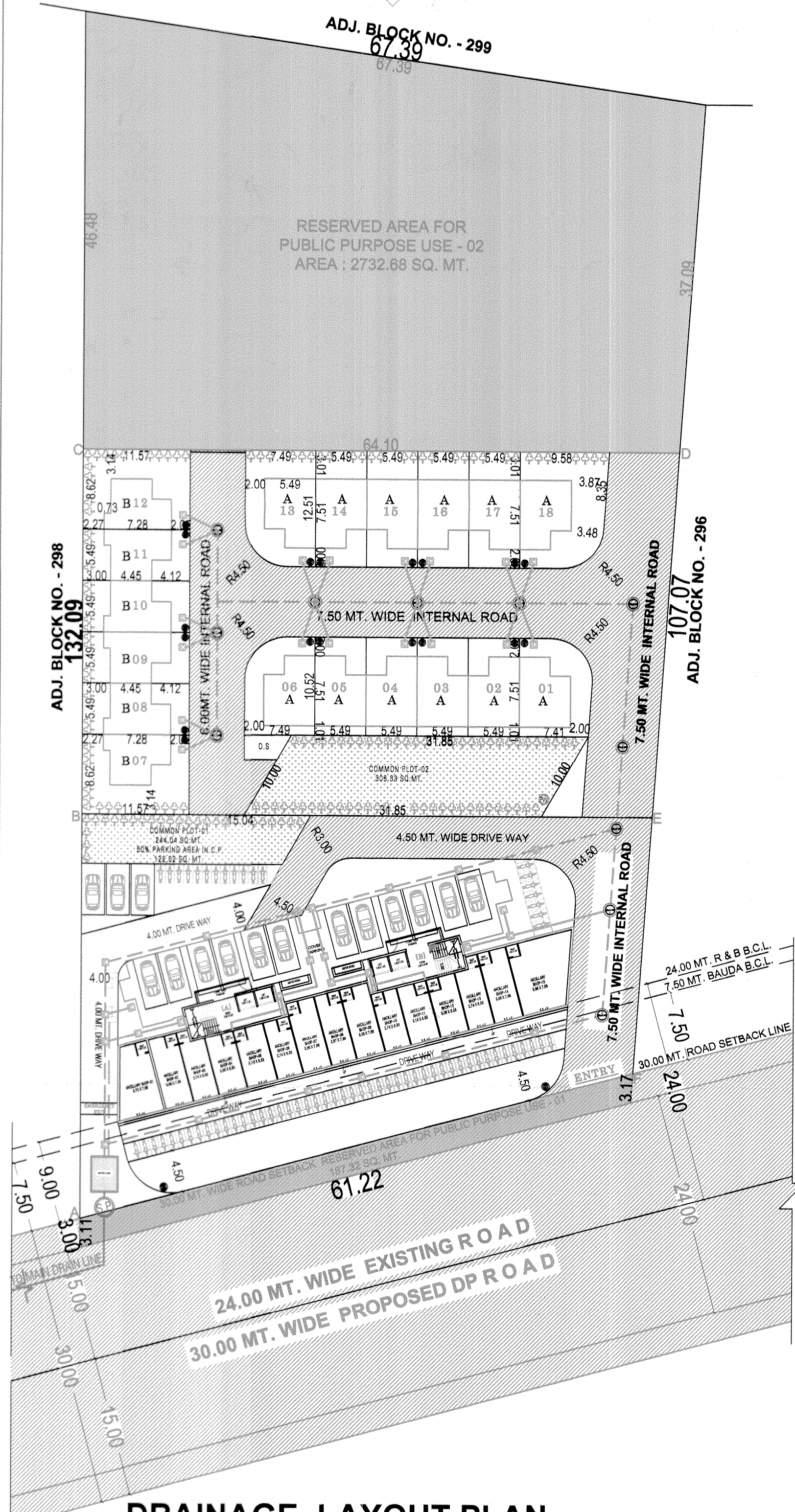
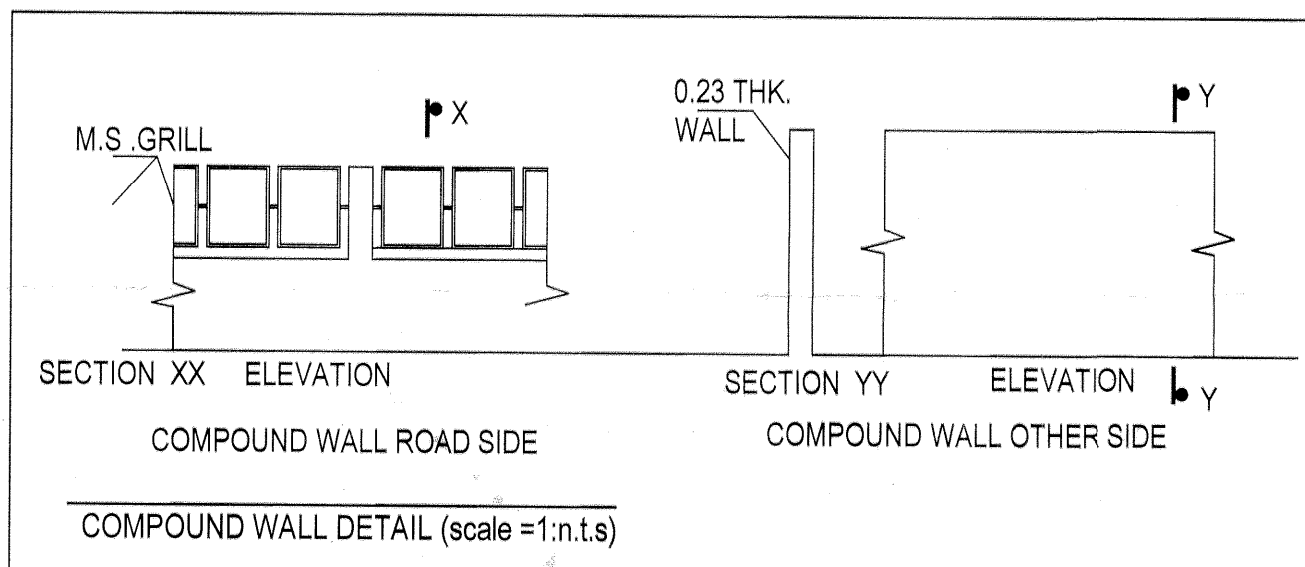
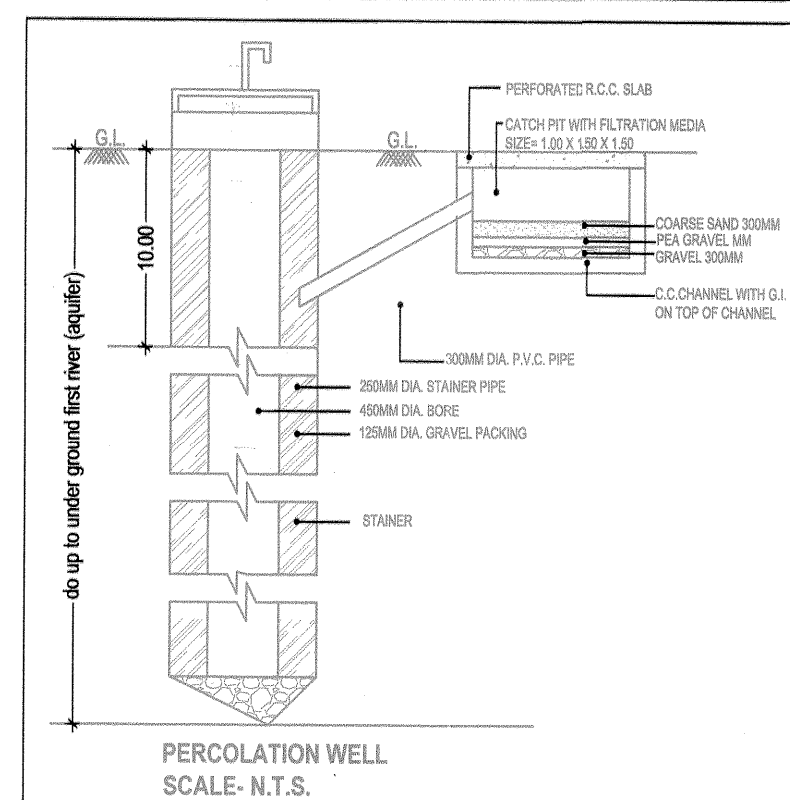
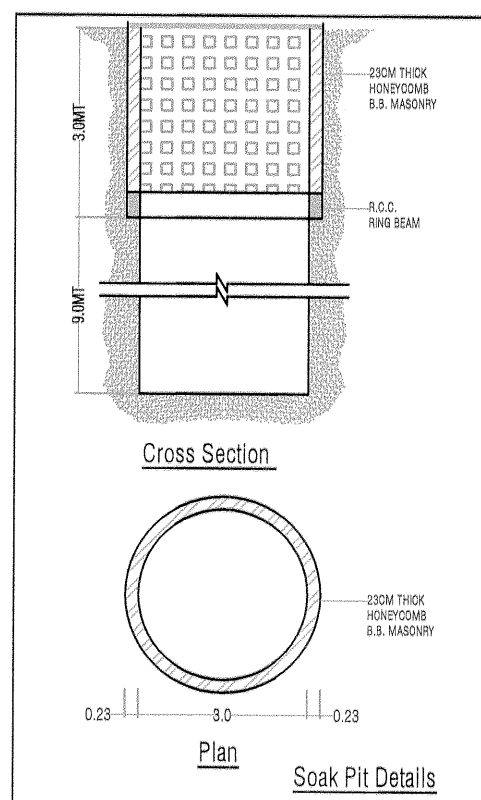
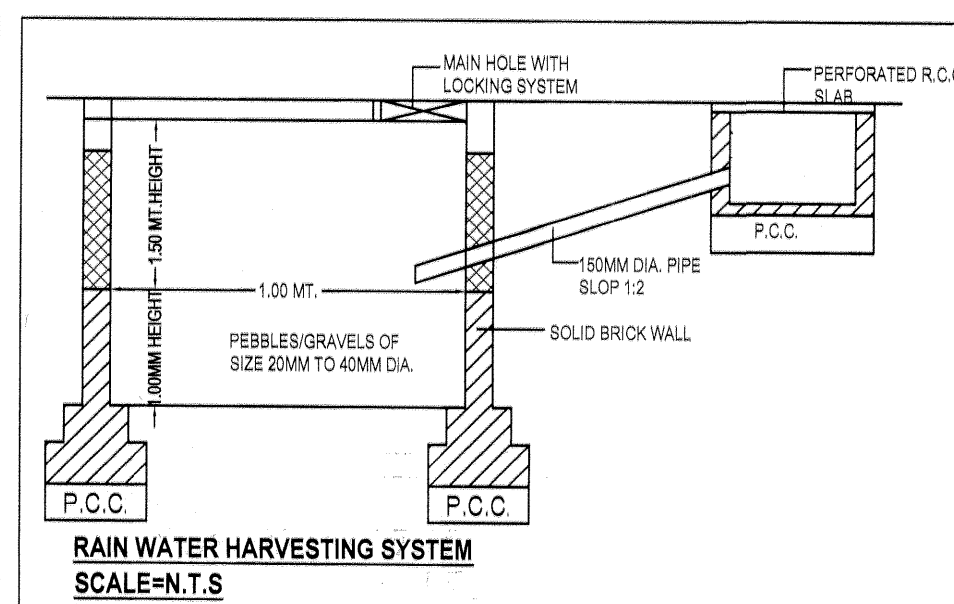
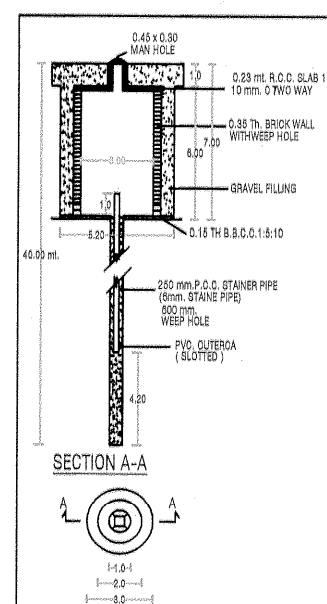
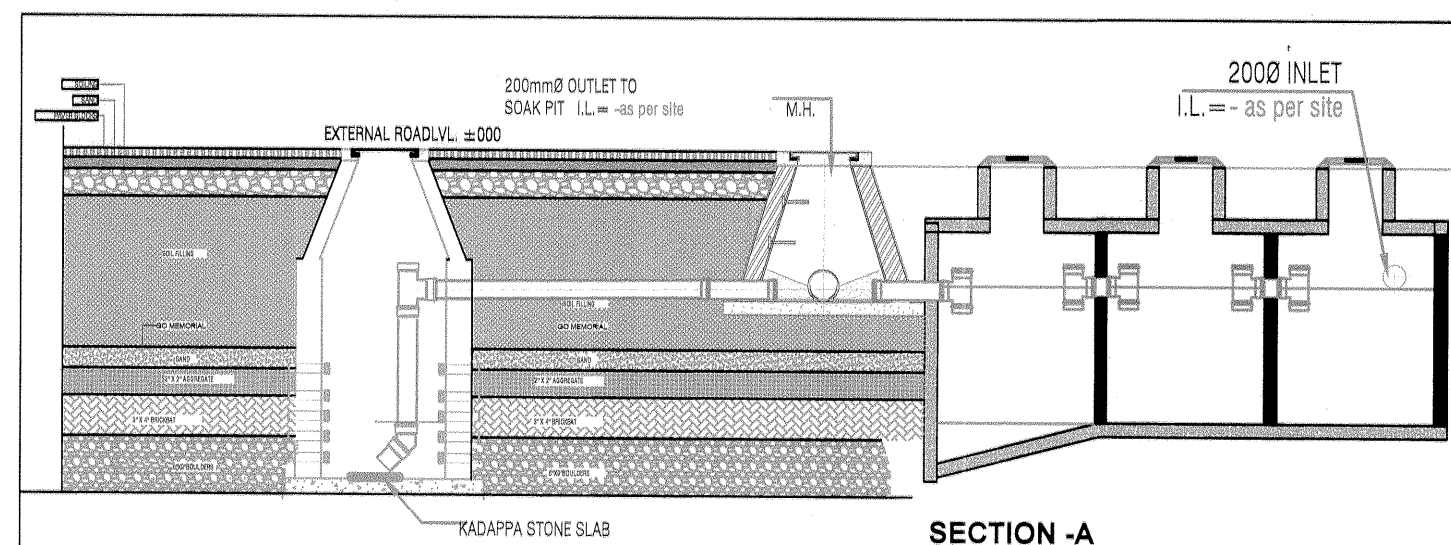
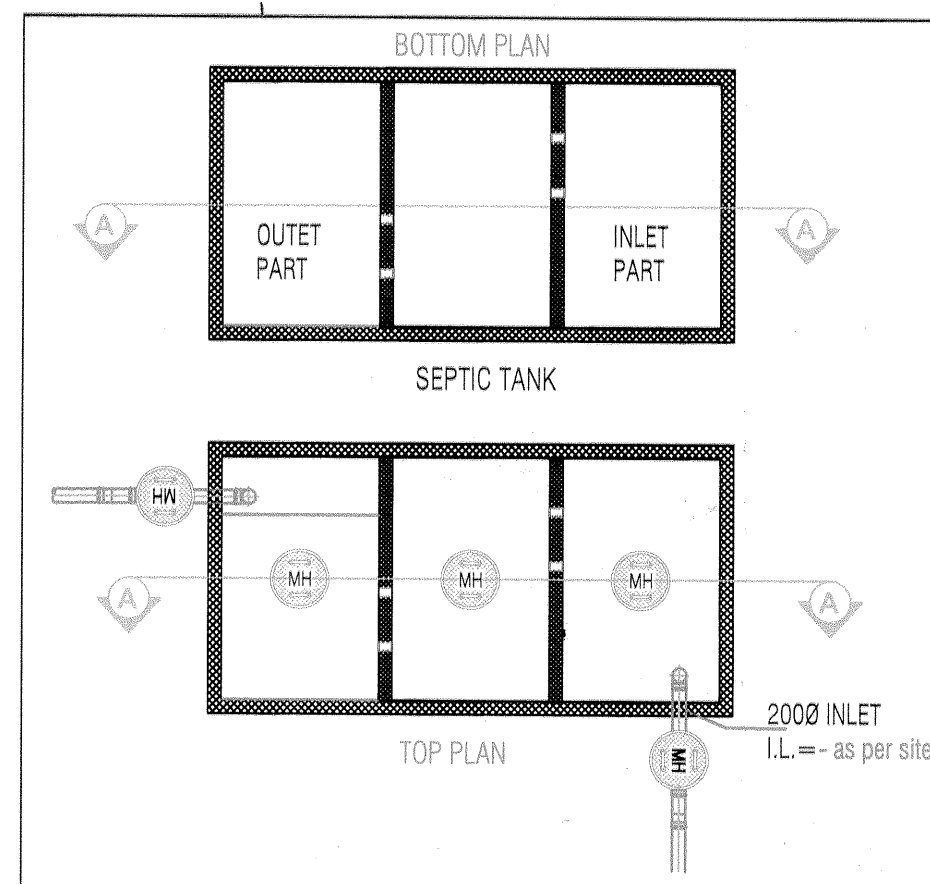
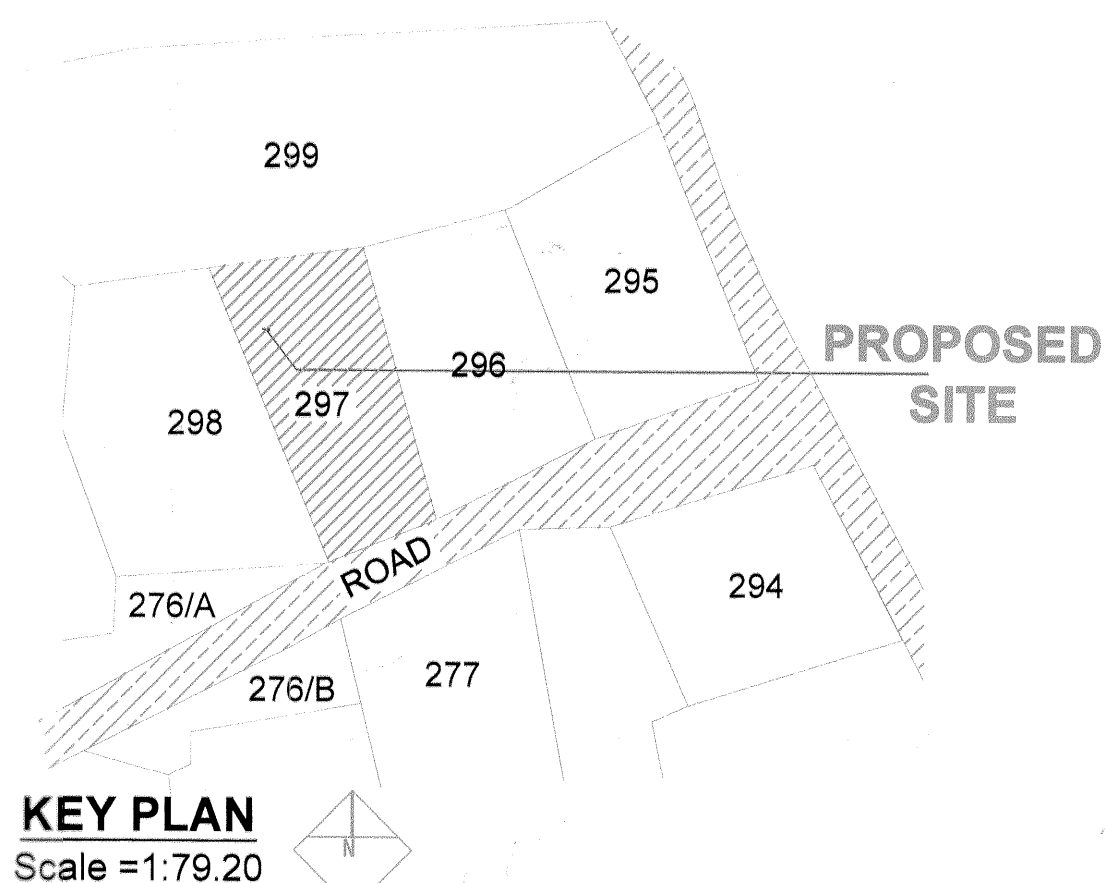
K. R. Patel
KALPESHKUMAR RAMESHCHANDRA PATEL

IDENTIFIED BY
[Signature]



Serial No.:	8950
Book No.:	31
Date:	06 JUN 2022

DRAINAGE LAYOUT PLAN



DRAINAGE LAYOUT PLAN

SCALE:- 1:500

ARCHITECT SIGN.

ENGG. SIGN.

OWNER'S SIGN: _____

KRISHNA DONGA
B.Arch.
B-11, Sagar Society,
B/h. Spinning Mill, 17/6/2018
Vardolha, SURAT.
COA No. CA/2018/94017

"SHREE OM" ASHVIN V. GOYANI
(B.E. CIVIL, F.I.E., C.E., IIBI VALUER)
301-302, HEAVEN ARCADE,
NR. GUJARAT GAS OFFICE,
GODI ROAD, BHARUCH,
LIC.NO. BAUDA-LER-31
SURAT - ANKLESHWAR - BHARUCH

FOR NYALKARAN ENTERPRISE
H. R. Patel
PARTNER

NYALKARAN ENTERPRISE

Block/Survey No. 297, Shukal Tirth Road, Village : Tavra, Dist. Bharuch-392001

Date :01/05/2022

SINGNING AUTHORITY LETTER

WE ALL UNDER SIGNED PARTNER OF "M/S. NYALKARAN ENTERPRISE" FOR OUR PROJECT "SHUBHAM HILLS" SITUATED AT BLOCK/ SURVEY NO.297, SHUKLA TIRTH ROAD, VILLAGE: TAVRA, DIST : BHARUCH-392001 GIVING SIGNING AUTHORITY TO SHRI KALPESHKUMAR RAMESHCHANDRA PATEL FOR ALL SIGNATURE RELATED TO RERA PROCESS/PURPOSE.

SR.NO.	NAME OF THE PARTNERS	SIGNATURE
01	JAGDISHBHAI BABUBHAI ZALAVADIYA	J. b. Zalavadiya
02	AMITKUMAR RASIKLAL BHANDERI	Amit
03	KALPESHKUMAR RAMESHCHANDRA PATEL	K. R. Patel
04	RAMESHCHANDRA NAGJIBHAI PATEL	R. N. Patel
05	ALPABEN ANILKUMAR PATEL	Patel Alpa A.
06	BHAVIK CHHAGANBHAI CHODVADIYA	Bhavik
07	SHEELA MADANKUMAR RATHI	Sheela



सत्यमेव जयते

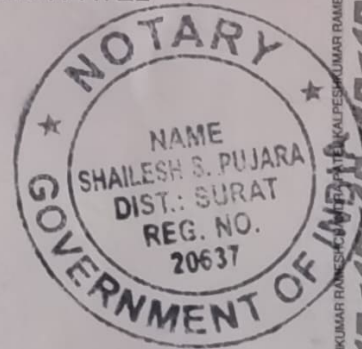
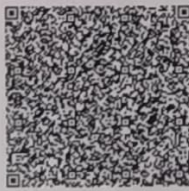
INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

SR NO. 12468/2022
DATE 24 AUG 2022
₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ15960238512186U
Certificate Issued Date : 24-Aug-2022 11:36 AM
Account Reference : IMPACC (SV)/ gj13124904/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1312490461973010226340U
Purchased by : KALPESHKUMAR RAMESHCHANDRA PATEL
Description of Document : Article 14 Bond
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : KALPESHKUMAR RAMESHCHANDRA PATEL
Second Party : Not Applicable
Stamp Duty Paid By : KALPESHKUMAR RAMESHCHANDRA PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

₹300



IN-GJ15960238512186U

JD 0009500095

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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.

AFFIDAVIT

Affidavit cum declaration of Mr. Kalpeshkumar Rameshchandra Patel- Promoter / Duly authorized Signatory of M/s. Nyalkaran Enterprise for Project: **"Shubham Hills"** situated at Block/Survey No.297,Village :Tavra, ShuklaTirth Road, Bharuch, Gujarat-392011.

I Kalpeshkumar Rameshchandra Patel,authorized Signatory of M/s. Nyalkaran Enterprise for Project: **"Shubham Hills"**do hereby solemnly declare undertake and state that :-

I have submitted an application for RERA registration of our Project :**"Shubham Hills"**vide registration Acknowledgement No. PR/BHARUCH/BHARUCH/GUJRERA/220712/013061for my above mentioned project.

In the submitted Plans (as approved by competent authority) there were not Showing RERA Carpet areas. But the Form – 3 submitted by me as prepared by chartered accountant Mr.Amulkumar R. Nada (having Membership No.130527)is showing RERA Carpet area, which is true & correct according to my best knowledge.

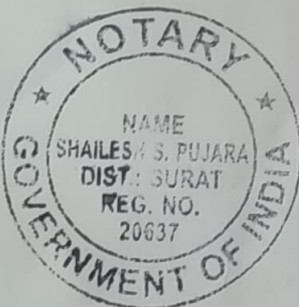
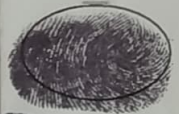
I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per Form – 3 carpet area calculation, I/We are bound to pay the same.

FOR NYALKARAN ENTERPRISE

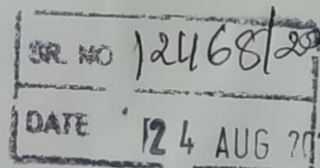
K. R. Patel

PARTNER

Mr. KALPESHKUMAR RAMESHCHANDRA PATEL
Authorized Signatory of
M/s. Nyalkaran Enterprise
Project : **"Shubham Hills"**



BEFORE ME
Shailesh S. Pujara
SHAILESH S. PUJARA
NOTARY
SURAT CITY (Gujarat)
GOVT. OF INDIA





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

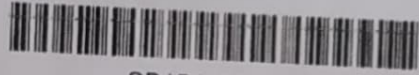
નોંધણીની ઓળખ / Enrollment No 2120/15100/18805

To,
પટેલ કલ્પેશકુમાર રમેશચંદ્ર
Patel Kalpeshkumar Rameshchandra
Laxmi Narayan Street
Jhadeshwar (ct)
Zadeshwar Bharuch Bharuch
Gujarat 392011
9724447333

12/01/2017



Ref: 256 / 18M / 355583 / 355619 / P



SB154688152FH

Te. R. Patel



તમારો આધાર નંબર / Your Aadhaar No. :

3286 1876 0391

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



પટેલ કલ્પેશકુમાર રમેશચંદ્ર
Patel Kalpeshkumar Rameshchandra
જન્મ તારીખ / DOB : 24/07/1976
પુરુષ / Male



3286 1876 0391

મારો આધાર, મારી ઓળખ