

Sr. No. 28836/2019

Date 09 AUG 2019



ગુજરાત ગુજરાત GUJARAT

BT 637629

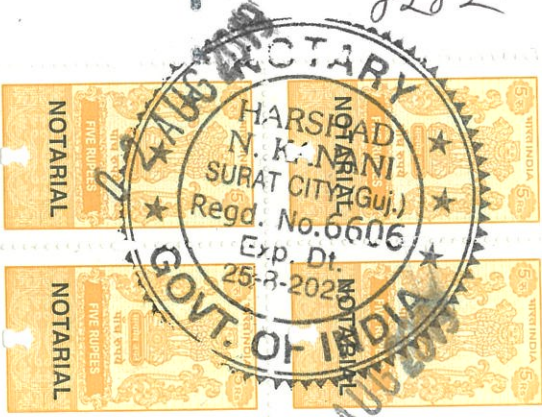
004225

24 JUL 2019

મહેશભાઈ એચ મોર્યામી
સરનામું
સુરત.
સા. નં. 08/2017
ઉસ્તખાજી

મિલકતીયાદી

પ્લો. - 22 એફ. પ્લો. - 33, 8 વાળી સોશાયલ
પાલ્લ સરવાળા સુરત



FORM B-1

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER.

Affidavit cum Declaration



મિલકતીયાદી

Affidavit cum Declaration of Mr. Dilipbhai M Gandhi promoter of the proposed project/
Duly authorized by the proposed of the project , Ms. nidhi corporation vide its/his/their authorization
Dated_01-08-2019;

I, _ Mr. Dilipbhai M Gandhi promoter of the proposed project Ms. nidhi corporation (Shivay heights) Duly
authorised 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 _Vallabhkhadiya [Name of the
Project land owner (s)] by way of registered Development agreement
Agreement, Registered on date 24-05-2019 at sub Registrar office SURAT_ to develop the
land bearing survey No 179 FP No 33_ of Sarthana Jakatnaka s SURAT CITY village /city 9 (said land);

2. That _ Vallabhkhadiya [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 of title of such land along with an authorized copy of the agreement between such
Owner and me/us (the promoter) for development of the real estate project is enclosed here with,
And the said land is free from all encumbrances.

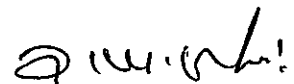
3. That I/Will abide by all the conditions of the development A agreement Date 25-05-2019 and
agreement fulfill all my obligations under the said agreement specifically the obligations of making the
full

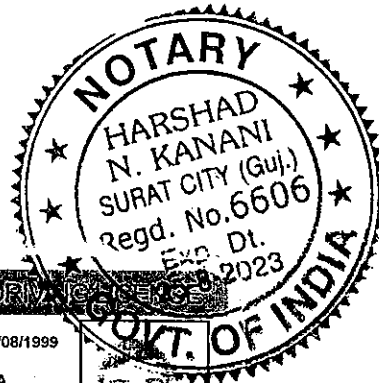
Payments towards consideration for the land/development rights. I will keep the authority apprised
Of the scheduled payments having been made from time to time towards the cost of land. This will
Be incorporated in form-3 submitted by us on a quarterly basis.

4. That ,I/We will be liable for fulfillment of my/our obligations under the act towards the allottees
Of the units /apartments.

Deponent

Dilip M Gandhi





GUJARAT STATE DRIVING LICENCE

DL No. : GJ05 19990100917 DOI : 10/08/1999
CDOI : 03/09/2013

Form-7

VALID THROUGHOUT INDIA

COV	VALID FROM	VALID TILL
LMV	03/09/2013	09/08/2019(NT)
MCWG	10/08/1999	

NAME : DILIPKUMAR GANDHI
S/o : MANSUKHLAL
D.O.B : 03/06/1978 B.G. : Unk
ADDRESS : 4/206, SUBHLAXMI APPT, L.H. ROAD,
SURAT. 395006

Holder's Sign: [Signature] Licensing Authority: [Signature]

Verification

The contents of my above cum declaration are true and correct and nothing

Material has been concealed by me there from.

Place :-surat Date:-01-08-2019



Deponent

Dilip M Gandhi
Dilip M Gandhi



BEFORE ME

Harshad N. Kanani

HARSHAD N. KANANI
NOTARY
SURAT CITY (GUJARAT)
GOVT OF INDIA

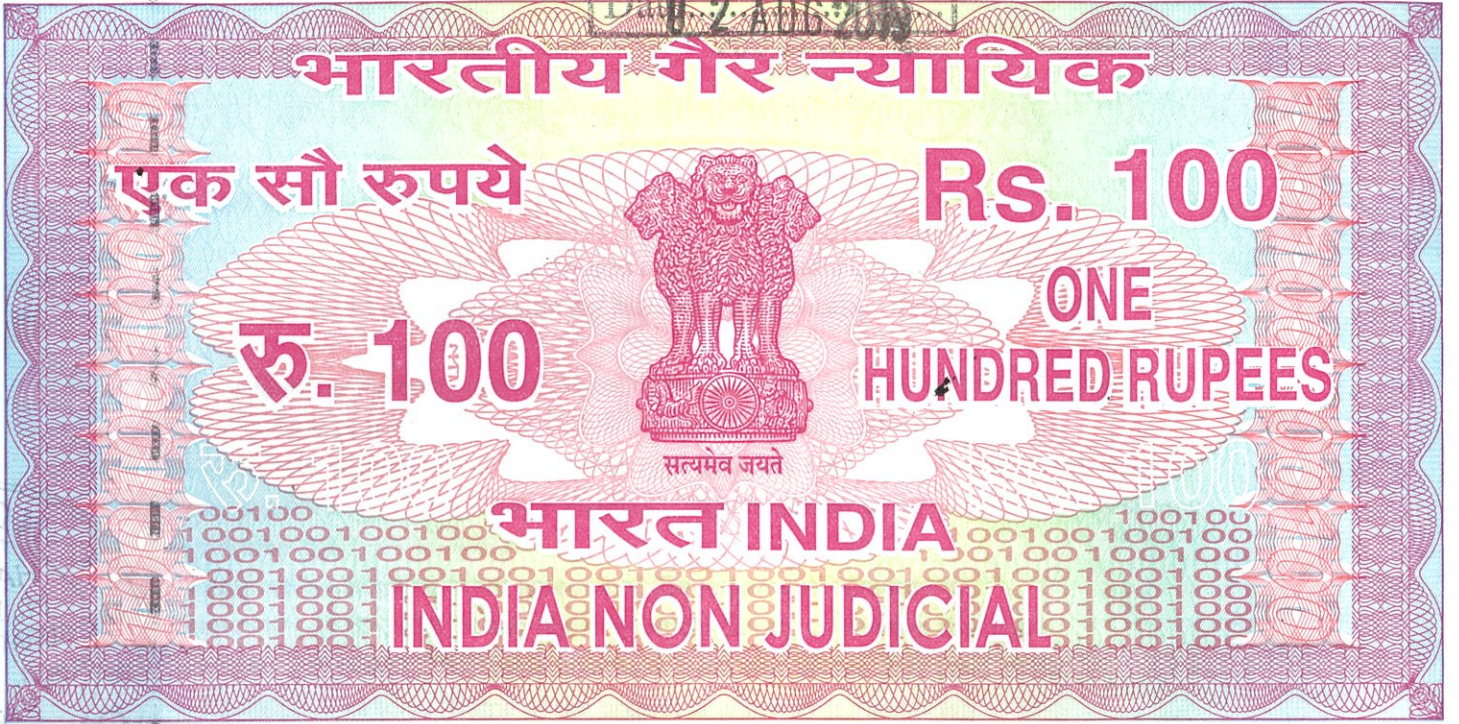
Reg. Sr.No. 28836

02.AUG 2019

**My Commission Expires
on 25-08-2023**

Sr. No. 28837/2019

Date 02 AUG 2019



ગુજરાત ગુજરાત GUJARAT

BT 637628

004222

24 JUL 2019

રજી. નં. મહેશભાઈ એસ. ગોસ્વામી

અક્ષયભાઈ ગોસ્વામી મહેશભાઈ

સીમાડાનાલા, નાનાવડા

સરનામું

1101 પટેડીયા 8011201111 સુરત

સુરત. સહી. મજી

લા. નં. 08/2017

ઉસ્તાદનું નામ

મુશી 212 222

સહી મજી

અક્ષયભાઈ

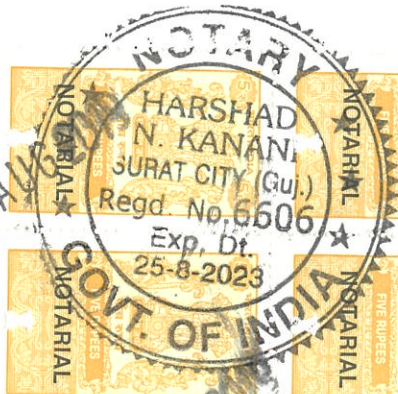
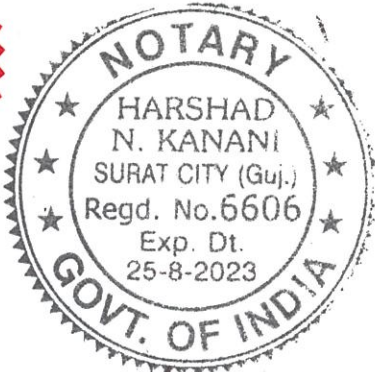
અક્ષયભાઈ

FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) (THE PROMOTER OR ANYT PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND,

WHERE THE PROJECT LAND IS NOT IS NOT OWNED BUY THE PROMOTER

Affidavit cum declaration



મુશી 212 222

02 AUG 2019

Joint Affidavit cum declaration of,

1) Mr. Dilip M Gandhi promoter of the proposed project M/s Nidhi Corporation duly authorized by the Promoters of the proposed project, vide its/ his/their/ authorization dated 01-08-2019

AND

2) Mr./Ms. Vallabhbhai G Kakdiya _ owner /lesser of the project land/ duly authorized by the Owner /lesser of the project land, vide its/his/their authorization dated 02-06-2019;

We, 1) Dilip M Gandhi promoters of the proposed project/duly authorized by the promoters of The proposed project, AND 2) Vallabhbhai Kakdiya _ owner /lesser of the project land do hereby

Declare, undertake and state as under:

A. We have entered into development agreement /Development agreement, Registered on date _24-05-2019_ at sub registrar office _Surat_ to develop the land Bearing survey No 179 FP NO33 Sarthana Jakatnaka Surat city village /city (said land);

B. That _ Vallabhbhai G Kakdiya [Name of the project land owner (s)/lesser (s)]

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 copy of the agreement between such owner and me/us (the promoter) for deployment of the real estate project is enclosed herewith, and the said land is free from all encumbrances

C. That, we will abide by all the conditions of the development agreement and fulfill

All our obligations under the said agreement, specifically the obligations 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 of the allotted(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 are not restrictive, with reference to the interest of allotted Of project.

Deponent

1) Dilip M Gandhi (Nidhi Corporation)

Dilip M Gandhi

2) Vallabhbhai G Kakdiya

V. G. Kakdiya

GUJARAT STATE DRIVING LICENCE

Form-7

DL No. : GJ05 19990100917
CDOI : 03/09/2013

DUPLICATE
DOI : 10/08/1999

VALID THROUGHOUT INDIA

COV : LMV
MCWG : 10/08/1999

VALID FROM : 03/09/2013
VALID TILL : 09/08/2019(NT)

NAME : DILIPKUMAR GANDHI
S/o : MANSUKHLAL
D.O.B : 03/06/1978
ADDRESS : 4/206, SUBHLAXMI APPT, L.H ROAD, SURAT.395006

B.G. : Unk

Holder's Sign

Licensing Authority

NOTARY
HARSHAD N. KANANI
SURAT CITY (Guj.)
Regd. No. 6606
Exp. Dt. 25-8-2023
GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

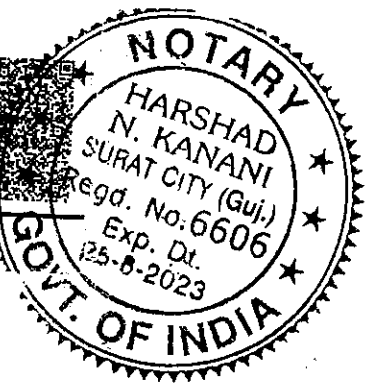


કાકડિયા વલ્લભશાઈ ગોરધનશાઈ
Kakadiya Vallabhshai Goradhanbhai
જન્મ તારીખ/ DOB: 22/09/1968
પુરુષ / MALE

V. Kakadiya

7342 5997 2028

મારો આધાર. મારી ઓળખ



Verification

The contents of our above joint affidavit cum Declaration are true and correct and

Nothing material has been concealed by us there from.

Verify by us at surat-01-08-2019



Depo

1) Dilip M Gandhi (Nidhi Corporation)

Dilip M Gandhi

Dilip M Gandhi



2) Vallabhbhai G Kakdiya

V. G. Kakdiya



V. G. Kakdiya



BEFORE ME

Harshad N. Kanani
HARSHAD N. KANANI
NOTARY
SURAT CITY (GUJARAT)
GOVT OF INDIA

Reg. Sr.No. 28837
02 AUG 2019
My Commission Expires
on 25-08-2023

GST.NO: 24AAPFN2227F1ZF



Ref.no.: SVY/HTS/NDC/0002

Date: 13/08/2019

શિવાય હાઇટ્સ
નીદી કોર્પોરેશન

અમો નીદી કોર્પોરેશન ના ભાગીદારો એ
રજીસ્ટ્રેશન મારે આયોજાઈતી તરીકે દિનપત્રાવ
મનમુખનામ ગાંધી અને પ્રોજેક્ટ રોડ તરીકે
વલનપત્રાવ વોશદાનપત્રાવ કાકડીપાને નીમળુંક
કરીપે છીપે.

Nidhi Corporation

નીદી કોર્પોરેશન ના ભાગીદારો
અહીં:-

Partner

- ① V. N. Kerkelipar
- ② D. N. Nishi
- ③ T. R. M. ~~Patel~~
- ④ અમો ના ભાગીદારો

T.P. 22, F.P. 33 & 37B, B/h Kavita Society, Nr. Paramhans School, Sarthana jakatnaka, Surat - 395006

Contact.: +91 81402 86000, E-mail.: shivayheights@gmail.com

ભારતીય ગૈર ન્યાયિક

પચાસ
રુપયે

રૂ.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

ગુજરાત ગુજરાત GUJARAT

AG 464218

23 AUG 2019

REG.NO. 2326 DATE.....

NAYANKUMAR R. SARDHARA

B/2, PANCHVATI APT. SANTOSHI
NAGAR SOC., L.H. ROAD, SURAT.

STAMP VENDOR LICENCE NO: 206/2017

STAMP VENDOR SIGN:

નિધી કોર્પોરેશન

ટી.પી. નં.૨૨, એફ.પી. નં.૩૩, પરમહંસ સ્કુલની

બાજુમાં, સરથાણા જકાતનાકા, સુરત

હસ્તક:- વિશાલ આર.કરકર

સહી:-

NOTARY	K. D. BAGADIYA	
REG.SR.NO.	24299	20 19
PAGE NO.	2	8

૨૫ ફેબ્રુ ૧૯૨

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

AG 464213

23 AUG 2019

REG.NO. 2321 DATE.....
NAYANKUMAR R. SARDHARA
B/2, PANCHVATI APT. SANTOSHI
NAGAR SOC., L.H. ROAD, SURAT.
STAMP VENDOR LICENCE NO: 206/2017
STAMP VENDOR SIGN:.....

निधी कोर्पोरेशन
टी.पी. नं.२२, એફ.પી. નં.૩૩, પરમહંસ સ્કુલની
બાજુમાં, સરથાણા જકાતનાકા, સુરત
હસ્તક:-વિશાલ આર.કરકર
સહી:-

NOTARY	K. D. BAGADIYA
REG.SR.NO.	24299 2019
PAGE NO.	3 8

અંકીટ વા 2

સાચી રીતે!

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

23 AUG 2019

AG 464214

REG. NO. 2322 DATE.....
NAYANKUMAR R. SARDHARA
B/2, PANCHVATI APT. SANTOSHI
NAGAR SOC., L.H. ROAD, SURAT.
STAMP VENDOR LICENCE NO: 206/2017
STAMP VENDOR SIGN:

निधी कोपोरेशन
टी.पी. नं. २२, अ.पी. नं. ३३, परमहंस स्कुलनी
भाजुमां, सरथाणा जकातनाका, सुरत
उस्तक:- विशाव आर. करकर
सही:-

NOTARY	K. D. BAGADIYA
REG. SR. NO.	24299 2019
PAGE NO.	4 ✓

अ.पी. नं. २

ભારતીય ગૈર ન્યાયિક

પચાસ
રુપયે

રૂ.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

ગુજરાત ગુજરાત GUJARAT

AG 464215

2323 23 AUG 2019

REG.NO. 2323 DATE..... નિધી કોર્પોરેશન

NAYANKUMAR R. SARDHARA ટી.પી. નં.૨૨, એફ.પી. નં.૩૩, પરમહંસ સ્કુલની

B/2, PANCHVATI APT. SANTOSHI બાજુમાં, સરથાણા જકાતનાકા, સુરત

NAGAR SOC., L.H. ROAD, SURAT. હસ્તક:- વિશાલ આર. કરકર

STAMP VENDOR LICENCE NO: 206/2017 સહી:-

STAMP VENDOR SIGN:.....

NOTARY	K. D. BAGADIYA
REG.SR.NO.	24299 2019
PAGE NO.	5/8

અંકીડવા ૨

૦૧.૦૮.૧૯

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

23 AUG 2019

AG 464216

REG.NO. 2324 DATE.....

NAYANKUMAR R. SARDHARA

B/2, PANCHVATI APT. SANTOSHI
NAGAR SOC., L.H. ROAD, SURAT.

STAMP VENDOR LICENCE NO: 206/2017
STAMP VENDOR SIGN:.....

निधी कोपोरेशन

टी.पी. नं.२२, अक्ष.पी. नं.३३, परमहंस स्कुलनी

बाजुमां, सरथाणा जकातनाका, सुरत

उस्तक:- विशाल आर.करकर

सही:- पतंजलि

NOTARY	K. D. BAGADIYA
REG.SR.NO.	24299 2019
PAGE NO.	6 5

अक्षीडीवी ९

ता. १५.०८.१९

24299119

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

ગુજરાત ગુજરાત GUJARAT

23 AUG 2019

AG 464217

REG.NO. 2325 DATE.....

NAYANKUMAR R. SARDHARA

B/2, PANCHVATI APT. SANTOSHI

NAGAR SOC., L.H. ROAD, SURAT.

STAMP VENDOR LICENCE NO: 206/2017

STAMP VENDOR SIGN:.....

નિધી કોર્પોરેશન

ટી.પી. નં.૨૨, એફ.પી. નં.૩૩, પરમહંસ સ્કુલની

બાજુમાં, સરથાણા જકાતનાકા, સુરત

હસ્તક:-વિશાલ આર.કરકર

સહી:-

NOTARY	K. D. BAGADIYA
REG.SR.NO.	242992019
PAGE NO.	18

Affidavit Cum declaration

On date :- 29-08-2019





NOTARY	K. D. BAGADIYA	
REG.SR.NO.	24299	2019
PAGE NO.	8	8

Affidavit cum declaration of **Mr. DILIPBHAI MANSUKHLAL GANDHI** authorised signatory of NIDHI CORPORATION for the project **SHIVAY HEIGHTS** situated at Block no:- 171 TP 22 FP 33 SARTHANA JAKATNAKA SURAT

I. **Mr. DILIPBHAI MANSUKHLAL GANDHI** authorised signatory of proposed project duly authorised by the promoter of the project, do hereby, solemnly declare, undertake and state as under.

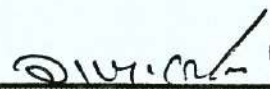
I **Mr. DILIPBHAI MANSUKHLAL GANDHI** submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDRC/NBC. I hereby undertake that till the drainage connectivity is provided by the concerned authority. Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for the disposal of drainage would be as per rule 23.10.1 of the new GDCR-2017.

I further undertake that i will take building use permission from planning authority after providing/construction/executing drainage and sewerage disposal system as per GDRC/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

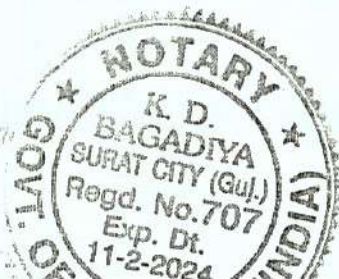
I also undertake to maintain the same in good working order till the maintenance is handed over to service society of the allottees.

I understand that the entire responsibility for the same will be that of promoter/Architect/engineer/Site supervisor/Land owner

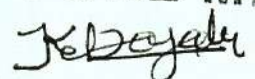



deponent

(Mr. DILIPBHAI MANSUKHLAL GANDHI)



Reg.Sr.No. 24299
29 AUG 2019

BEFORE ME

K. D. BAGADIYA

805



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.

IN-GJ59355132950341S

Ser. No.: 605/2020

Certificate Issued Date

26-Oct-2020 07:10 PM

Date: 26/10/2020

Account Reference

IMPACC (CA)/ gj13182506/ NANPURA/ GJ-SU

Unique Doc. Reference

SUBIN-GJGJ1318250656371099548150S

Purchased by

VALLABHBHAI GORDHANBHAI KAKADIYA

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

AS PER AGREEMENT

Consideration Price (Rs.)

0

(Zero)

First Party

VALLABHBHAI GORDHANBHAI KAKADIYA

Second Party

Not Applicable

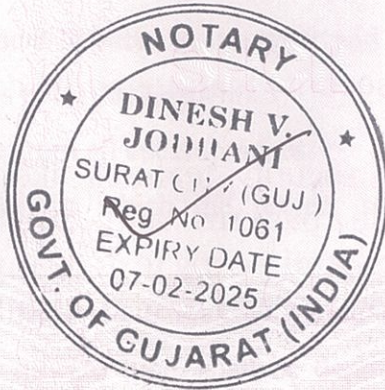
Stamp Duty Paid By

VALLABHBHAI GORDHANBHAI KAKADIYA

Stamp Duty Amount(Rs.)

300

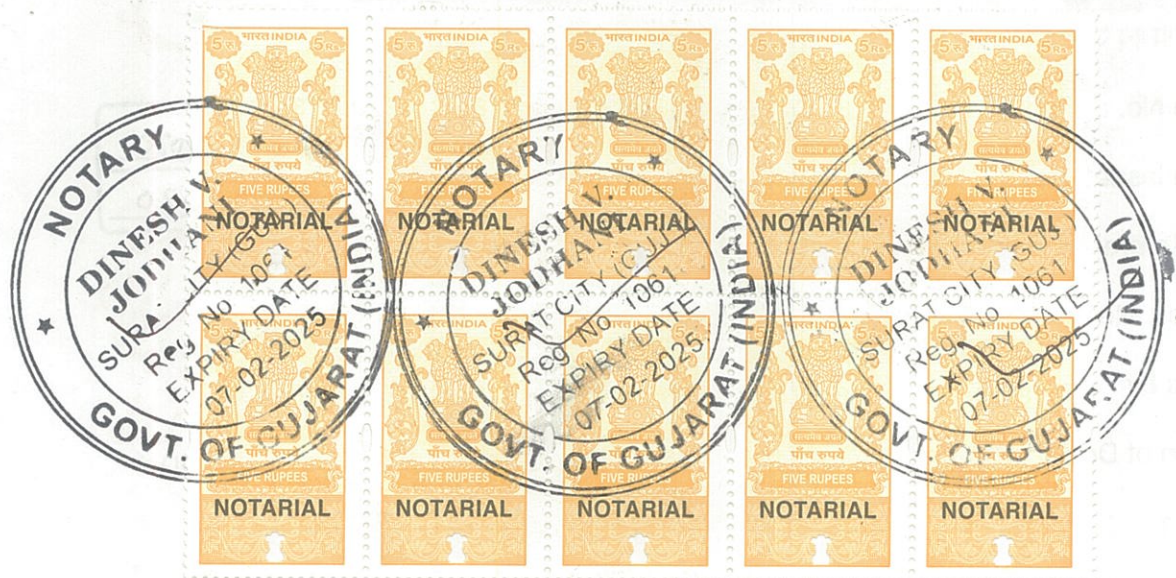
(Three Hundred only)



LB 0004620539

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.



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



0004650233

2..

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. VALLABHBHAI GORDHANBHAI KAKADIYA**
as Partner of **M/S. NIDHI CORPORATION** promoter/duly authorized by the promoter
of **SHIVAY HEIGHTS** vide its/his/her/their authorization dated 01/09/2020.

I, **MR. VALLABHBHAI GORDHANBHAI KAKADIYA** promoter/duly authorized
by the promoter of **SHIVAY HEIGHTS**, Block No :-171 TP.22 FP.33 SARTHANA
JAKATNAKA, SURAT do hereby solemnly declare, undertake and state as under that;

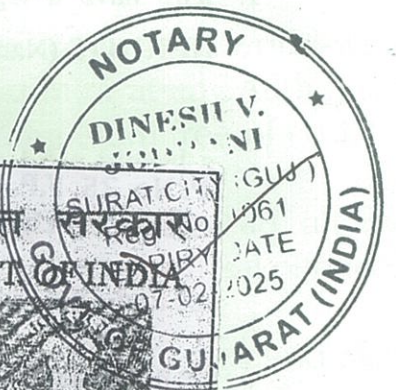
1. I/we have a legal title to the land on which the development of **SHIVAY HEIGHTS** (Name of the proposed project) is proposed;

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. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 31/12/2028
4. seventy percent 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.

V. U. Kakadiya



आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT OF INDIA
VALLABHBHAI G KAKADIYA	
GORDHANBHAI GOVINDBHAI KAKADIYA	
22/09/1968	
Permanent Account Number	
AJDPK1838L	
सुरेश चंद्र शर्मा	
Signature	

3..

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.

Signature of Deponent

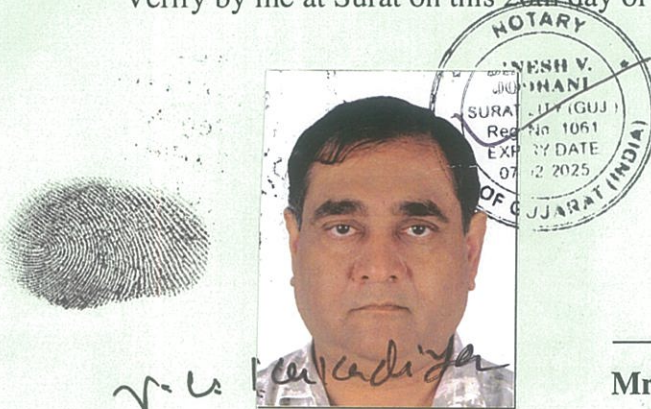
V. U. Kakadiya

Mr. Vallabhbhai Gordhanbhai Kakadiya

Verification

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

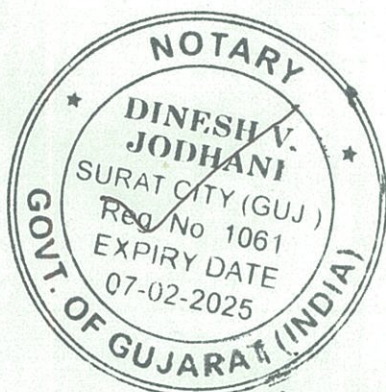
Verify by me at Surat on this 26th day of October 2020.



Signature of Deponent

V. U. Kakadiya

Mr. Vallabhbhai Gordhanbhai Kakadiya

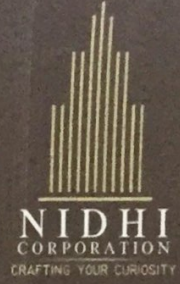


BEFORE ME

[Signature]
DINESH V. JODHANI
NOTARY
SURAT CITY (GUJ.)
GOVT. OF GUJARAT

Reg. Serial No 805/2020
Date 26/10/2020
My Commission Expires
on 7th February 2025

GST.NO.:24AAPFN2227F1ZF



Ref.no:.

Date:.

TO WHOMSOEVER IT MAY CONCERN

We, (1) Mr.Vallabhbhai Gordhanbhai Kakadiya (2) Mr. Darshan Vallabhbhai Kakadiya Partners of M/s. NIDHI CORPORATION hereby authorized Mr. Vallabhai Gordhanbhai Kakadiya as authorized signatory for the application of RERA Number with Gujarat Real Estate Regulatory Authority and to submit declaration in form B & other form, alteration applications and declaration with GUJRERA for our project SHIVAY HIEGHT situated at Block No. 171, TP 22, FP 33, SARTHANA, SURAT.

Date : 26/10/2020

Place : Surat.

For M/s. Nidhi Corporation.
Nidhi Corporation

N. G. Kakadiya
Partner

(Mr. Vallabhai Gordhanbhai Kakadiya)

Nidhi Corporation

Darshan
Partner

(Mr. Darshan Vallabhbhai Kakadiya)