



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ76555740829172S

Certificate Issued Date : 08-Dec-2020 05:15 PM

Account Reference : IMPACC (SV)/ gj13009904/ MODASA/ GJ-AR

Unique Doc. Reference : SUBIN-GJGJ1300990490395370010402S

Purchased by : PARIMALBHAI MOTIBHAI PATEL

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AGREEMENT

Consideration Price (Rs.) : 0
(Zero)

First Party : PARIMALBHAI MOTIBHAI PATEL

Second Party : Not Applicable

Stamp Duty Paid By : PARIMALBHAI MOTIBHAI PATEL

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0012388789

Statutory Alert

1. The genuineness of this Stamp Certificate should be verified at www.shCILindia.com or using the official mobile app.
2. For details of checking the legitimacy, please refer to the website / Mobile App under the heading 'How to check the legitimacy of the certificate'.
3. In case of any discrepancy, please inform the Certifying Authority.

From '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./Ms. Patel Parimalbhai Motibhai promoter / duly authorized by the promoter of Ankur Developers (Name of proposed project – SANIDHYA), vide its/his/her/their authorization date 01/10/2020

I, Patel Parimalbhai Motibhai promoter/duly authorized by the promoter of Ankur Developers (Name of the proposed project- – SANIDHYA) do hereby 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 Ankur Developers (Name of the proposed project – SANIDHYA) is proposed;

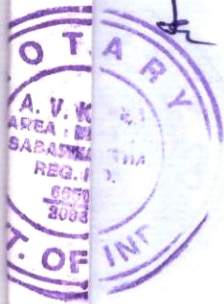
OR

_____ have/has a legal title to the land on which the development of Ankur Developers (Name of the proposed project – SANIDHYA) 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 promoter for development of the real estate project is enclosed hewith.

2. The said land is free from all encumbrances. OR Details of encumbrances_____ including details of any rights, title, interest or name of any party in over such land, along with details.
3. The time period within which the project shall be completed by me/us is 30/12/2023.
4. seventy per cent of the amounts realized 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 utilized for the project and the withdrawal has been in compliance with 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]

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 Modasa on this 08th Dec. day of 2020

[Signature]

Deponent



Before Me

[Signature] 8/12/20

(A. V. KADIA)
NOTARY
Modasa, (S.K.)

NO OBJECTION CERTIFICATE

We Partners of Ankur Developers situated at A-102, Siddhadata Astha, Village:- Kudasan, gandhinagar hereby appoints Mr. Partimalbhai Motibhai Patel one of the Partners at Ankur Developers as Authorised Representative for Registration of our Project "Sanidhya" at Real Estate Regulatory Authority.

We all the partners hereby express our will to provide any type of documents, reply to any queries and appear before RERA authority on behalf of the firm "Ankur Developers".

1. Ankur Parimalbhai Patel Ankur
2. Patel Dipakkumar Muljibhai Dipak Patel
3. Hashomukh Virambhai Patel Hashomukh Patel
4. Jagdishbhai Parssottambhai Patel જગદીશ. પટેલ
5. Maheshbhai Nanjibhai Patel મહેશ નંજીભાઈ. પટેલ
6. Manishkumar Shankarlal Bhavsar મનિશ ભાવસર
7. Mulajibhai Magambhai Patel Mulajib Patel
8. Nikunj Kumar Kiritbhai Patel Nikunj K
9. Parreshbhai Tulsiibhai Patel પરેશ. તુલસી. પટેલ
10. Parimalbhai Motibhai Patel પરિમાલભાઈ મોતીભાઈ

1. Patel Parimalbhai
Motibhai
Motibhai

ANKUR DEVELOPERS
Motibhai
PARTNER



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Serial No. 568
Book No. 1
Page No. 89
Date : 24/12/2020

(D. C. GOHIL)
NOTARY
GOVT. OF INDIA
24 DEC 2020

Certificate No. : IN-GJ85293175090298S
Certificate Issued Date : 24-Dec-2020 05:23 PM
Account Reference : IMPACC (AC)/ gj13036411/ GANDHINAGAR SRO/ GJ-GN
Unique Doc. Reference : SUBIN-GJGJ1303641107598782537669S
Purchased by : PARIMALBHAI MOTIBHAI PATEL
Description of Document : Article 14 Bond
Description : AFFIDEVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PARIMALBHAI MOTIBHAI PATEL
Second Party : Not Applicable
Stamp Duty Paid By : PARIMALBHAI MOTIBHAI PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0005470564

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahcilestamp.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
4. In case of any discrepancy please inform the Competent Authority.

AFFIDEVIT CUM DECLARATION

Affidavit cum declaration of Mr.Parimalbhai Motibhai Patel authorized signatory of Ankur Developers for the project SANIDHYA situated at Dholeswar Mahedev Road, Randesan, Gandhinagar.

I Parimalbhai Motibhai Patel 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 SANIDHYA is in the Gandhinagar 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 Gandhinagar Municipal Corporation. with prior permission of Gandhinagar Municipal Corporation prior to giving possession to allottees.

I/we further undertake that I/we 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.



Deponent



(Parimalbhai Motibhai Patel)



SIGNED
BEFORE ME

(D. C. GOHIL)
NOTARY
GOVT OF INDIA
24 DEC 2020

