

A. J. DEVELOPERS

Date: 24th July, 2021

To
Town Planning Officer
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul, Sector-11,
Gandhinagar-382010
Ph. No. 079-23258659

Ref.: RERA Registration of "MIZRA RESIDENCY"

Sub.: Authority Letter

With reference to the above, we are going to register our project namely "MIZRA RESIDENCY" under RERA and for the purpose, we hereby authorize Mr. Amjadkhan Aurangzeb Pathan, authorized Signatory for dealing with RERA Authority and also authorize to sign all the deeds & documents as deemed fit.

Regards,

For, A. J. Developers

For, A. J. DEVELOPERS

A. A. Pathan
PARTNER'S

Mr. Amjadkhan Aurangzeb Pathan

For, A. J. DEVELOPERS

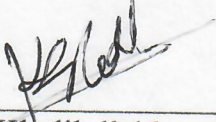
Juned Babubhai Shaikh
PARTNER'S

Mr. Juned Babubhai Shaikh

Address: Gulzar Gate No.1 Opp. Essar Petrol Pump, Nr. Ibrahim Mall
Sarkhej Road Ahmedabad – 380055
Contact No.: 98251 89517

A. J. DEVELOPERS

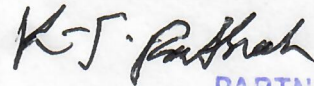
For, A. J. DEVELOPERS



PARTNER'S

Mr. Khalilullakhan Saidullakhan Pathan

For, A. J. DEVELOPERS

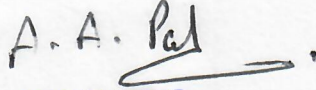


PARTNER'S

Mr. Karimullakhan Saidullakhan Pathan

His signature has been attested by the partner as under:

For, A. J. DEVELOPERS



PARTNER'S

Mr. Amjadkhan Aurangzeb Pathan

Address: Gulzar Gate No.1 Opp. Essar Petrol Pump, Nr. Ibrahim Mall
Sarkhej Road Ahmedabad – 380055
Contact No.: 98251 89517



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. Amjadkhan Aurangzeb Pathan** Promoter/Duly Authorized by the promoter of **M/s. A. J. Developers**, Promoter of the proposed project namely "**MIZRA RESIDENCY**" N.A. Land situated at Final Plot No.: 4/4 S.P. No.: 03 of Survey No.: 22/P, Draft TP Scheme No. 93/C (Gyaspur-Vejalpur), Village: Gyaspur, Taluka: Vatva District & Sub-District: Ahmedabad admeasuring about **497.25 Sq. Mtrs.** In the state of Gujarat duly authorized by the promoter's project, vide its/his/their authorization dated – 24th July 2021.

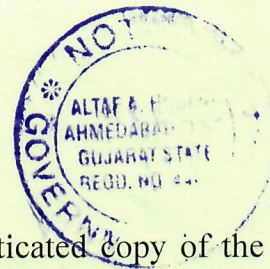
I, **Mr. Amjadkhan Aurangzeb Pathan** Promoter of the proposed project and duly authorized by the partners of the proposed project of **Mizra Residency** do hereby solemnly declare, undertake and state as under:

1. I, **Mr. Amjadkhan Aurangzeb Pathan** promoter of **M/s. A. J. Developers** have a legal title to the land on which the development of the proposed project is to be carried out.



//2//

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 promoter is **31.12.2025**.
4. Seventy percent of the amounts realised by 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 sheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. The amount 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 withdrwan after it is certified by an engineer, an architect and a chartered accountant on practice that the withdrwal is in proportion to the percentage of completion of the project.
7. The Promoter shall get the account audited within 6 (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. The Promoter shall take all the pending approvals on time, from the competent authorities.
9. The Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the act.



Deponent

Verification



The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 26 on this July day of 2021.



SOLEMNLY AFFIRMED
BEFORE ME

ALTAf A. HUSENI
NOTARY
GOVT. OF INDIA

Deponent

26-7-21



For, A. J. DEVELOPERS

A. A. Pal.
PARTNER'S



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ26772488009401T Sr. NO. : 1051 /2027

Certificate Issued Date : 24-Sep-2021 03:54 PM

Account Reference : IMPACC (FI)/ gjelimp10/ MIRZAPUR COURT, GUJARAT

Unique Doc. Reference : SUBIN-GJGJELIMP1088297896813553T

Purchased by : AMJADKHAN A PATHAN

Description of Document : Article 14 Bond

Description : FOR BOND

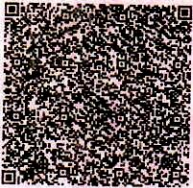
Consideration Price (Rs.) : 0
(Zero)

First Party : AMJADKHAN A PATHAN

Second Party : Not Applicable

Stamp Duty Paid By : AMJADKHAN A PATHAN

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



KC 0010307755

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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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Warning

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Sr. No. : 1091 /2021

ALTAF A. HUSSENI
NOTARY
GOVT. OF INDIA
24.9.21

300 & Franking

FORM B-1

**DECLARATION SUPPORTED BY AN AFFIDAVITE, 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. Amjadkhan Aurangzeb Pathan** promoter of the proposed project. Vide its/his/their authorization dated; 24th July, 2021

I, **Mr. Amjadkhan Aurangzeb Pathan** Promoter of the proposed "Mizra Residency" do hereby solemnly declare, undertake and state as under:

1. We have entered into an agreement with Mr. Karimullakhan Saidullakhan Pathan & Mr. Khalilullakhan Saidullakhan Pathan by way of registered development agreement, registered on date 29th April, 2021 at sub-Register office Ahmedabad to develop the land bearing Survey No. 221/P, Draft T.P. Scheme No.: 93/C(Gyaspur-Vejalpur), F. P. No.: 4/4, Village: Gyaspur, Taluka: Vatva, District & Sub-District: Ahmedabad (Said Land).
2. That Mr. Karimullakhan Saidullakhan Pathan & Mr. Khalilullakhan Saidullakhan Pathan have 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 the title of such land along with an authenticated copy of the agreement between such owner and us for development of the real estate project is enclosed herewith and the said land is free from all encumbrance

3. That I/We will abide by all the condition of the development agreement and fulfil all my obligation 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 schedule 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 we will be liable for fulfillment of we obligation under the act towards the allottees of the units/apartments.

For, A. J. DEVELOPERS

A.A.P.
X PARTNER'S

Deponent



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 24 on this 9 day of 2021

For, A. J. DEVELOPERS

A.A.P.
PARTNER'S
Deponent



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
ALTAFA A. HUSSENI
NOTARY
GOVT. OF INDIA
24.9.21

ભારત સરકાર
Government of India

પથાણ અમજદખાન
Pathan Amjadkhan

જન્મનું વર્ષ / Year of Birth : 1977
પુરુષ / Male

7604 0288 7597

આધાર - સામાન્ય માણસનો અધિકાર







सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No. : IN-GJ26773352809500T
Certificate Issued Date : 24-Sep-2021 03:54 PM
Account Reference : IMPACC (FI)/ gjelimp10/ MIRZAPUR COURT/GJ-AH
Unique Doc. Reference : SUBIN-GJGJELIMP10882967034615127
Purchased by : AMJADKHAN A PATHAN
Description of Document : Article 14 Bond
Description : FOR BOND
Consideration Price (Rs.) : 0
(Zero)
First Party : AMJADKHAN A PATHAN
Second Party : NA
Stamp Duty Paid By : AMJADKHAN A PATHAN
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

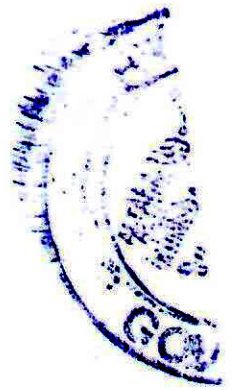
Sr. NO. : 103 /2021
ALTAF A. HUSSENI
NOTARY
GOVT. OF INDIA
24/9/21



KC 0010307756

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority



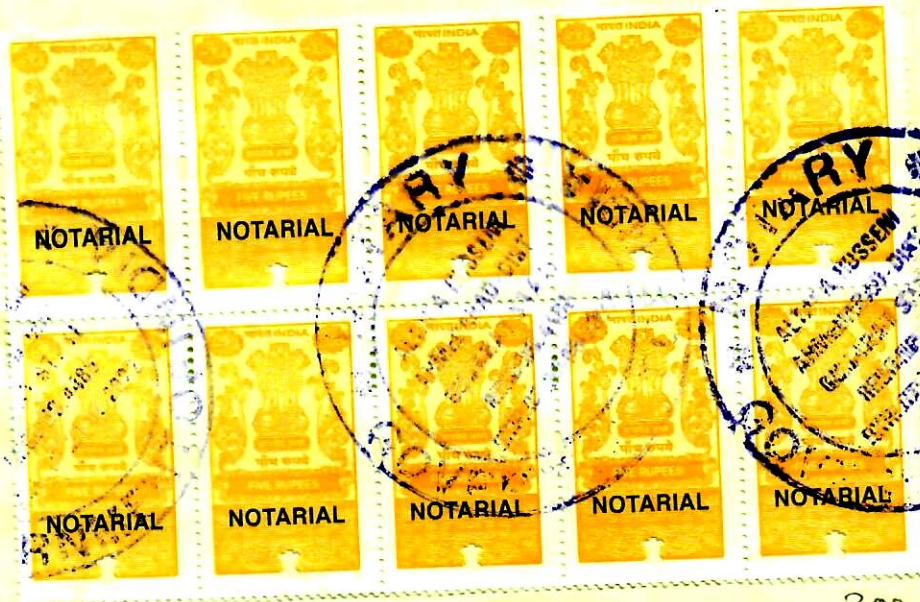
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Sr. NO. : 1042 /2021

ALTAFA HUSSENI
NOTARY
GOVT. OF INDIA

3002 ~~Attesting~~ + Notary

FORM B-2

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 PEOMOTER

Affidavit cum Declaration

Joint affidavit cum declaration of

1. **Mr. Amjadkhan Aurangzeb Pathan** Promoter of the proposed project "Mizra Residency"

AND

2. Mr. Karimullakhan Saidullakhan Pathan & Mr. Khalilullakhan Saidullakhan Pathan
Owner of the project land

We, **Mr. Amjadkhan Aurangzeb Pathan** Promoter of the proposed project and Mr. Karimullakhan Saidullakhan Pathan & Mr. Khalilullakhan Saidullakhan Pathan of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered development agreement on date 29th April, 2021 at sub registrar office Ahmedabad to develop the land bearing 221/P, Draft T.P. Scheme No.: 93/C(Gyaspur-Vejalpur), F. P. No.: 4/4, Village: Gyaspur, Taluka: Vatva, District & Sub-District: Ahmedabad (Said Land);
- B. That Mr. Karimullakhan Saidullakhan Pathan & Mr. Khalilullakhan Saidullakhan Pathan have legal title to the land on which the development of the proposed project is to be carried out.

AND

A legal valid authentication of title of such land long with and authenticated copy of agreement between such owners and us (the promoter) for development 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 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 allottees 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. 24/11/2022



Deponent

1. Developer:
A.J. Developers
Mr. Amjadkhan Aurangzeb Pathan
(Promoter/Authorized Signatory)

For, A. J. DEVELOPERS

A.A.B.
PARTNER'S



2. land Owner:
Mr. Karimullakhan Saidullakhan Pathan

K.S. Pathan

Mr. Khalilullakhan Saidullakhan Pathan

K.S. Pathan



SOLEMNLY AFFIRMED
BEFORE ME

Altaf A. Huseni
NOTARY
GOVT. OF INDIA

24/11/2022

Verification

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

Verified by us at 24 on this 9 day of 2021.

Deponent



1. Developer:
A.J. Developers
Mr. Amjadkhan Aurangzeb Pathan
(Promoter/Authorized Signatory)

For, A. J. DEVELOPERS

A. A. Pathan
PARTNER'S



2. Land Owner:
Mr. Karimullakhan Saidullakhan Pathan

K. S. Pathan



Mr. Khalilullakhan Saidullakhan Pathan

Khalil Pathan



SOLEMNLY AFFIRMED
BEFORE ME

Altaf A. Huseni
NOTARY
GOVT. OF INDIA
24.10.21



भारत सरकार



आधार

ભારતીય વિશિષ્ટ ઓળખાણ અધિકાર

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 2029/72006/00095

To
પઠાણ ખલીલુલ્લાખાન સઈદુલ્લાખાન
Pathan Khalilullakhan Saidullakhan
S/O: Pathan Saidullakhan Mahebubkhan
4093/7/1 CHRISTIAN COLONY
I/S. KALYANIWAD KHANPUR
Ahmedabad City
Ahmedabad G.p.o
Ahmadabad City Ahmedabad

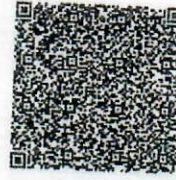
14/03/2014

125880902

Gujarat 380001
9824038557



ML258809021FT



તમારો આધાર નંબર / Your Aadhaar No. :

8905 9469 0973

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India

પઠાણ ખલીલુલ્લાખાન સઈદુલ્લાખાન
Pathan Khalilullakhan Saidullakhan

જન્મ તારીખ / DOB : 02/04/1969

પુરુષ / Male



8905 9469 0973

આધાર - સામાન્ય માણસનો અધિકાર







અનુનિયમિત ઓળખણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: ઓરંગઝેબ, 1574/1/4, મોટી
બલુચાવાડ, માઈઝ ઓઠિયા, દારિયાપુર.
અમદાવાદ શહેર, અમદાવાદ, અમદાવાદ
ગુજરાત, 380001

Address: S/O: Aurangzeb, 1574/1/4, Moti
Baluchavad, Mais Othia, Dariyapur.
Ahmedabad City, Ahmedabad,
Ahmedabad G.p, Gujarat, 380001

7604 0288 7597

1947
+91 300 1947

help@uidai.gov.in

www.uidai.gov.in







भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सरनामुं :

S/O: सैदुल्लाखान पठान, 2330,
मीनज मांजिल, चिरिदाईन
कोलोनी, ખાનપુર, અમદાવાદ
શહેર, અમદાવાદ,
ગુજરાત - 380001

Address:

S/O: Saidullakhan Pathan, 2330,
minaz manzil, chiridain colony,
khanpur, Ahmedabad City,
Ahmedabad,
Gujarat - 380001

5014 3268 7826

Aadhaar-Aam Admi ka Adhikar

