

38



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ34550732190934R

Certificate Issued Date : 11-Nov-2019 02:15 PM

Account Reference : IMPACC (AC)/ gj13017511/ JUNAGADH/ GJ-JU

Unique Doc. Reference : SUBIN-GJGJ130175111166834004652R

Purchased by : Bhavesh Patel

Description of Document : Article 4 Affidavit

Description : Affidavit Cum Declaration

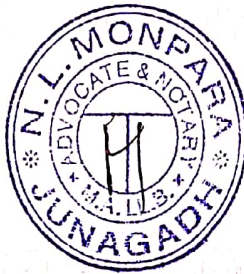
Consideration Price (Rs.) : 0
(Zero)

First Party : Bhavesh Patel partner of Pragati Construction

Second Party : Gujarat Real Estate Regulatory Authority

Stamp Duty Paid By : Bhavesh Patel partner of Pragati Construction

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



Serial No. 4231
 Book No. 8
 Page No. 76
 Receipt No. 4231
 Dated 11/11/19

11 NOV 2019



SR 0004353218

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૩૪

નમૂનો 'બી'
(નિયમ-૩(૪) જુઓ)

સોગંદનામા સાથે પ્રયોજક અથવા પ્રયોજક દ્વારા અધિકૃત કરવામાં આવેલ કોઈપણ વ્યક્તિની
સહીથી ઘોષણાપત્ર જાહેર કરવામાં આવશે.

સોગંદનામા સહ ઘોષણાપત્ર

શ્રી ભાવેશ અંબાલાલ પટેલ, (અયોધ્યા), પ્રગતિ કન્સ્ટ્રક્શન ના પ્રયોજકનું/પ્રયોજક
દ્વારા તેમના તા:-૧૧/૧૧/૨૦૧૯ ના અધિકૃતિ ખત અન્વયે અધિકૃત વ્યક્તિનું સોગંદનામા સહ ઘોષણાપત્ર :-

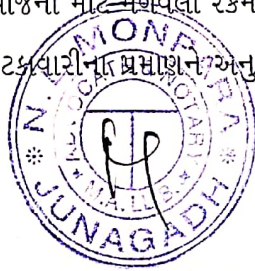
આથી, હું ભાવેશ અંબાલાલ પટેલ, (અયોધ્યા) પ્રગતિ કન્સ્ટ્રક્શન ના પ્રયોજક/પ્રયોજક
દ્વારા અધિકૃત વ્યક્તિ ગંભીરતાપૂર્વક જાહેર કરી, જવાબદારી સ્વીકારી નીચે મુજબ જણાવું છું કે,
(૧) અમો દ્વારા જે જમીનમાં અયોધ્યા યોજનાનો વિકાસ કરવાનો છે તેનો અમોને કાનૂની માલિકી હકક
છે.

અને

આવી જમીનનો માલિકી હકક દર્શાવતા કાયદેસર રીતે માન્ય પ્રમાણિકરણ સાથે તેના માલિક અને
પ્રયોજક વચ્ચેના સ્થાવર મિલકત યોજનાના વિકાસ માટેના કરારની પ્રમાણિત નકલ આ સાથે જોડેલ છે.

- (૨) સદર જમીન બધા જ પ્રકારના બોજાથી મુક્ત છે.
- (૩) અમોએ આ યોજના તા-૩૧-૦૮-૨૦૨૨ સુધીના સમયગાળામાં પૂર્ણ કરવાની છે.
- (૪) વેચાણ લેનાર પાસેથી સમયાંતરે સ્થાવર મિલકત યોજના માટે મળેલી રકમના ૭૦% રકમ
અમો બાંધકામના ખર્ચને અને જમીનની કિંમતને પહોંચી વળવા માટે રાષ્ટ્રીયકૃત બેન્કમાં એક
અલગ ખાતામાં જમા કરાવશું, અને તે હેતુ માટે જ ઉપયોગમાં લઈશું.
- (૫) યોજનાના ખર્ચને પહોંચી વળવા માટે યોગ્ય પૂર્ણતાની ટકાવારીના પ્રમાણમાં જ આ અલગ ખાતામાંથી
રકમ ઉપાડવામાં આવશે.
- (૬) માન્ય સ્થપતિ, ઈજનેર અને ચાર્ટડ એકાઉન્ટન્ટ કે જે પ્રેક્ટીસ કરતા હોય, તેઓ પ્રમાણિત કરે તે પછી જ
આ અલગ ખાતામાંથી રકમ ઉપાડવામાં આવશે અને આવો ઉપાડ યોજના પૂર્ણતાની ટકાવારીના પ્રમાણમાં હશે.
- (૭) અમો, માન્ય ચાર્ટડ એકાઉન્ટન્ટ પાસે દરેક નાણાંકીય વર્ષના અંત પછીના છ મહિનાની અંદર યોજનાના
હિસાબો ઓડિટ કરાવી લઈશું, અને આવા માન્ય ચાર્ટડ એકાઉન્ટન્ટે પ્રમાણિત અને સહી કરેલ હિસાબો રજુ
કરીશું, અને ઓડિટર દ્વારા ચોક્કસ યોજના માટે મેળવેલી રકમ ખરેખર તે યોજના માટે ઉપયોગમાં લીધી છે,
અને આવો ઉપાડ યોજના પૂર્ણતાની ટકાવારીના પ્રમાણમાં અનુરૂપ છે કે કેમ તેની ઓડિટ દરમ્યાન ચકાસણી
કરવામાં આવશે.

ભાવેશ પટેલ



11 NOV 2019

અમો બધી બાકી પરવાનગી, સક્ષમ સત્તા પાસેથી સમયસર મેળવી લઈશું.

અમો દ્વારા આ અધિનિયમ હેઠળ કરાયેલા નિયમો અને વિનિયમોમાં ઠરાવવામાં આવેલ છે તેવા

PRAGATI CONSTRUCTION

અન્ય દસ્તાવેજો રજૂ કરાયેલ છે.

ભાવરોજી
PARTNER

સોગંદનામું કરનાર

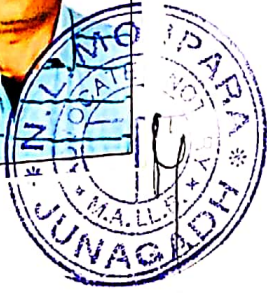
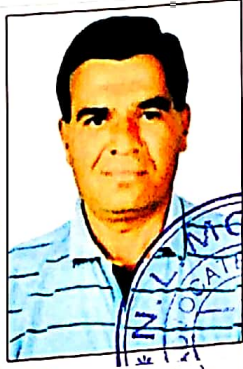
એકરાર

અમારા ઉપર મુજબના સોગંદનામા અને ઘોષણાપત્રની વિગતો સત્ય અને સાચી છે અને તેમાં અમોએ કોઈપણ વિગતો છૂપાવી નથી.

તારીખ ૧૧, માહે નવેમ્બર, વર્ષ ૨૦૧૯ ના રોજ અમોએ એકરાર કરેલ છે.

PRAGATI CONSTRUCTION

ભાવરોજી
PARTNER
સોગંદનામું કરનાર



Solemnly Affirmed in
Presence of Witness

(N. L. MONPARA)
NOTARY
GOVT. OF INDIA
JUNAGADH, GUJARAT

11 NOV 2019



PRAGATI CONSTRUCTION

PRABHAT, OPP. YAMUNA VADI, ZANZARDA ROAD, JUNAGADH - 362001.

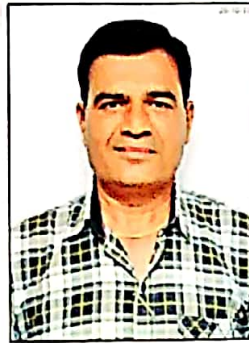
(5) AUTHORITY LETTER

PROMOTER: - PRAGATI CONSTRUCTION

PROJECT - AYODHYA

We, the Partners of the Partnership Firm Namely M/s PRAGATI CONSTRUCTION, do hereby Authorize one of our partner Mr. BHAVESH AMBALAL PATEL as an **Authorized Partner / Authorized Signatory**, to sign documents on behalf of this firm, to represent this firm to RERA Authority for making application of Registration under RERA and can also make communication and submission of documents to the RERA Authority.

His photograph and signature below mentioned as an Authorized Signatory is hereby witnessed by all partners.



PRAGATI CONSTRUCTION
ભાવેશ અમ્બાલ પટેલ
PARTNER

Authorized Signatory. (MR. BHAVESH AMBALAL PATEL)

For, M/s PRAGATI CONSTRUCTION

1. MR. BHAVESH AMBALAL PATEL

PRAGATI CONSTRUCTION

ભાવેશ અમ્બાલ પટેલ
PARTNER



2. MR. MERAMANBHAI FOGABHAI MULIYASHYA

PRAGATI CONSTRUCTION

મેરમાનભાઈ ફોગાભાઈ મુલિયાશ્યા
PARTNER



आयकर विभाग
INCOME TAX DEPARTMENT



सरकार
GOVT. OF INDIA

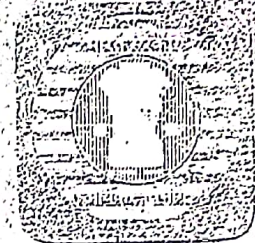
BHAVESH AMBALAL PATEL
AMBALAL LAVJIBHAI PATEL

04/01/1973

Permanent Account Number

AMWPP5579P

सहस्र
Signature



सहस्र



ભારત સરકાર
Government of India



પટેલ ભાવેશ આંબાલાલ
Patel Bhavesh Ambalal
જન્મ તારીખ/ DOB: 04/01/1973
પુરુષ / MALE



8000 1536 7242

મારો આધાર, મારી ઓળખ

માર્ગદર્શક



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
બ્લોક નં બી-4, બાપુનગર,
હંસરાજવાડી, જોશીપુરા, જુનાગઢ,
જુનાગઢ,
ગુજરાત - 362001

Address:

block no b-4, bapunagar,
hansrajvadi, joshiपुरa,
Junagadh, Junagadh,
Gujarat - 362001

8000 1536 7242



help@uidai.gov.in



www.uidai.gov.in

ભાષા સહાયતા



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ48347912021878R

Certificate Issued Date : 16-Dec-2019 07:55 PM

Account Reference : IMPACC (AC)/ gj13017511/ JUNAGADH/ GJ-JU

Unique Doc. Reference : SUBIN-GJGJ1301751137927493068019R

Purchased by : DHAVAL JOSHI

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : BHAVESH PATEL PARTNER PRAGATI CONSTRUCTION

Second Party : GUJARAT RERA AUTHORITY

Stamp Duty Paid By : BHAVESH PATEL PARTNER PRAGATI CONSTRUCTION

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



18 DEC 2019



Serial No. 4626
Book No. 8
Page No. 40
Receipt No. 4220
Dated. 18 DEC 2019



SR 0004353269

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FORM B-1

[Gujarat RERA Oeder-23 dt.23-05-2019]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. /Ms. **PRAGATI CONSTRUCTION** promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/her/their authorization dated **11/11/2019**

I, Mr. Bhavesh Ambalal Patel OF M/S PRAGATI CONSTRUCTION promoter of the proposed project/duly authorized 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 **AYODHYA** [Name of the project land owner(s)/lessor(s) by way of the registered DEVELOPMENT agreement registered date **19/10/2019** ad sub Registrar office JUNAGADH to develop the land bearing Survey No/FP - No47/1/paiki 2 of Joshipara Village/City of Junagadh

2. That **Bhavesh Ambalal Patel and Meramanbhai Fogabhai Muliyaishiya** [Name of the project land owner(s)/Lessor(s)] have/has a legal title to the land on which the development of the proposed 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 mr/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances (NO ENCUMBRANCE) (specify the nature) including details of any right, title, interest or name of the party in over such land, is attached herewith.

3. That I/We will abide by all the conditions of the Development fulfil all my obligation under the said agreement, specifically the obligation of the making the full payment 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.



18 DEC 2019

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

PRAGATI CONSTRUCTION

ગાંધીજી

PARTNER

Deponent

Verification

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 Junagadh on this 16 day of the December 2019

PRAGATI CONSTRUCTION

ગાંધીજી

PARTNER

Deponent



18 DEC 2019



18 DEC 2019



SIGNED BEFORE ME

(N. L. MONPARA)

NOTARY

GOVT. OF INDIA

JUNAGADH, GUJARAT



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ48348149487852R

Certificate Issued Date : 16-Dec-2019 07:57 PM

Account Reference : IMPACC (AC)/ gj13017511/ JUNAGADH/ GJ-JU

Unique Doc. Reference : SUBIN-GJGJ1301751137928035250274R

Purchased by : DHAVAL JOSHI

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : BHAVESH AMBALAL PATEL AND OTHERS

Second Party : GUJARAT RERA AUTHORITY

Stamp Duty Paid By : BHAVESH AMBALAL PATEL AND OTHERS

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

Serial No. H418
Book No. 8
Page No. 90
Receipt No. H418
Date 16 DEC 2019



18 DEC 2019



18 DEC 2019

SR 0004353270

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FORM B-2

[Gujarat RERA Order-23 dt 23/05/2019]

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 PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of

- 1) Mr. /Ms. **PRAGATI CONSTRUCTION** promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/11/2019.

AND

- 2) Mr./Ms. **Bhavesh Ambalal Patel and Meramanbhai Fogabhai Muliyaishiya** owner of the project land

We, 1) **PRAGATI CONSTRUCTION** promoter of the proposed project/duly authorized by the promoter of the proposed project, **AND 2) Bhavesh Ambalal Patel and Meramanbhai Fogabhai Muliyaishiya** owner of the project land do hereby solemnly declare, undertaken and state as under

A. We have entered into registered Development agreement registered on date **19/10/2019** at sub Registrar office **Junagadh** to develop the land bearing survey No/FP No **47/1/paiki-2** of **Joshipara** village/ City **Junagadh**.

That **Mr. Bhavesh Ambalal Patel and Mr. Meramanbhai Fogabhai Muliyaishiya** [name of the project land owner] 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 authentication of the title of such land along with an authenticated copy of the agreement between such owner and Mr/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances (NO ENCUMBRANCE) (specify the nature) including details of any right, title, interest or name of the party in over such land, is attached herewith.



8 DEC 2019

- B. That, We will abide by all the conditions of the Development fulfil all our obligation under said agreement, specifically the obligation of the Transfer of the title to the allottees of the apartments and/or association of allottees of the project in accordance with the provisions of the Section 17 of RERA Act.
- C. That, we undertaken 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.
- D. 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.

Deponent

1 ભાવેશ પટેલ

(Mr. BHAVESH PATEL)

2 મેરમણભાઈ મુલિયાશિયા

Mr. MERAMANBHAI MULIYASHIYA)

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom:

Verify by us at Junagadh on this 16 day of December 2019



Deponent

1 ભાવેશ પટેલ

(Mr. BHAVESH PATEL)

2 મેરમણભાઈ મુલિયાશિયા

Mr. MERAMANBHAI MULIYASHIYA)



18 DEC 2019

SIGNED BEFORE ME

(N. L. MONPARA)

NOTARY
GOVT. OF INDIA
JUNAGADH, GUJARAT



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ48347420334230R
Certificate Issued Date : 16-Dec-2019 07:52 PM
Account Reference : IMPACC (AC)/ gj13017511/ JUNAGADH/ GJ-JU
Unique Doc. Reference : SUBIN-GJGJ1301751137926868691809R
Purchased by : DHAVAL JOSHI
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : BHAVESH PATEL PARTNER PRAGATI CONSTRUCTION
Second Party : GUJARAT RERA AUTHORITY
Stamp Duty Paid By : BHAVESH PATEL PARTNER PRAGATI CONSTRUCTION
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Serial No. 4619
Book No. 8
Page No. 90
Receipt No. 4619
Dated. 18 DEC 2019



18 DEC 2019



SR 0004353268

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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 CUM DECLARATION

AFFIDAVIT CUM DECLARATION of BHAVESH AMBALAL PATEL, an authorised signatory of **M/S. PRAGATI CONSTRUCTION** the promoter of the project **AYODHYA**, situated at R.S. NO 47/1/PAIKI-2, VILLAGE: JOSHIPURA, JUNAGADH, GUJARAT – 362001.

I, **MR. BHAVESH AMBALAL PATEL OF M/S PRAGATI CONSTRUCTION**, promoter of the proposed project **AYODHYA**, do hereby solemnly declare, undertake and state as under:

I 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 further undertake that I 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 Gujarat Rera thereafter for their record.

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



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I understand that the entire responsibility for the same will be that of Promoter/Architect/Engineer/Site Supervisor/Land Owner. M/S PRAGATI CONSTRUCTION.

DATED : 16/12/2019

PLACE : JUNAGADH.

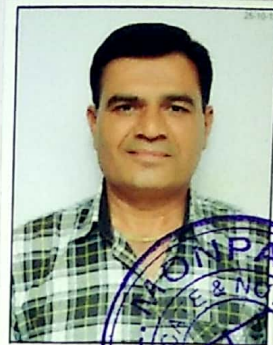
PRAGATI CONSTRUCTION

મી.પ્રગતિ

PARTNER Deponents



18 DEC 2019



18 DEC 2019



SIGNED BEFORE ME

(N. L. MONPARA)
NOTARY
GOVT. OF INDIA
JUNAGADH, GUJARAT