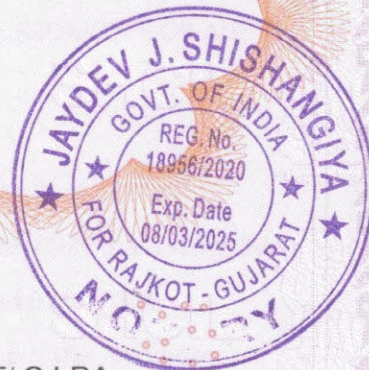




सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ57745228369439T

Certificate Issued Date : 08-Jun-2021 05:13 PM

Account Reference : IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1324811151274184743584T

Purchased by : R D PATEL ADVOCATE

Description of Document : Article 18 Certificate or Other Document

Description : PANCHVATI AVENUE

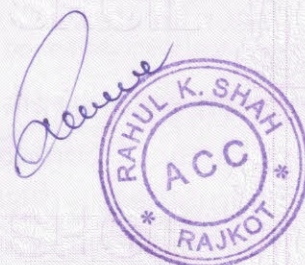
Consideration Price (Rs.) : 0
(Zero)

First Party : PANCHVATI DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : PANCHVATI DEVELOPERS

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



LB 0020100469

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



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. VIJAYBHAI MOHANBHAI DOBARIYA promoter /duly authorized by the promoter of PANCHVATI AVENUE, vide its/his/her/their authorization dated 01/5/2021.

I, VIJAYBHAI MOHANBHAI DOBARIYA promoter/duly authorized by the promoter of PANCHVATI AVENUE 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 PANCHVATI AVENUE is proposed;

OR

PANCHVATI DEVELOPERS have/has a legal title to the land on which the development of PANCHVATI AVENUE 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 herewith.

2. The said land is free from all encumbrances.

OR

Details of encumbrance's -NA- including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is 31-12-2023.
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.

V. m. Patel

Deponent

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 **RAJKOT** on this 08th day of **June, 2021**.

Identified By
[Signature]
[Signature]
[Signature]



V. m. Patel

Deponent



Signed before me by Vijaybhai Mohambhai Dobariya who is Identified by Shri R.D. Patel Advocate who is personally known to me on this 08th day of June 2021

[Signature]

JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

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Serial No. 2685
Receipt No. 2685
Date 08/06/2021

PANCHVATI DEVELOPERS

OPP HARI OM GUEST HOUSE, GONDAL ROAD, VIRPUR, DIST-RAJKOT 360380

TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.
DATE :

SUBJECT: APPOINTMENT OF AUTHORISED SIGNATORY AND PROJECT HEAD FOR
RERA REGISTRATION

WE THE PARTNERS OF M/s PANCHVATI DEVELOPERS DO HEREBY APPOINT
VIJAYBHAI MOHANBHAI DOBARIYA AS THE AUTHORISED SIGNATORY AND
VIJAYBHAI MOHANBHAI DOBARIYA AS THE PROJECT HEAD FOR THE PROJECT
PANCHVATI AVENUE.

FOR M/s PANCHVATI DEVELOPERS
PARTNERS

1. VIJAYBHAI MOHANBHAI DOBARIYA

V. y. puty

2. KESUBHAI BABUBHAI MADARIYA

કેસુભાઈ બાબુભાઈ

3. ASHWINBHAI DINESHBHAI GAJIPARA

Ameel

4. PRAVINBHAI JIVANBHAI GAJIPARA

પ્રવિન જીવનભાઈ

5. ARVINDBHAI VELJIBHAI MAVANIYA

આર્વિન વેલ્જીભાઈ