



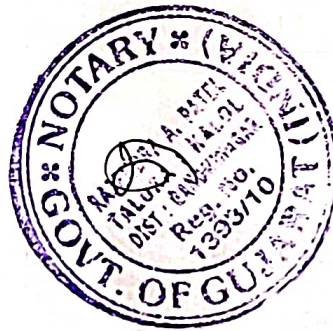
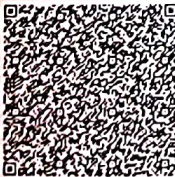
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Serial No. 258/20
Date: 21-12-20

RAJENDRA A. PATEL
NOTARY
GOVT. OF GUJARAT, INDIA

Certificate No. : IN-GJ88667660361568S
Certificate Issued Date : 31-Dec-2020 05:03 PM
Account Reference : IMPACC (FI)/ gjelimp10/ KALOL/ GJ-GN
Unique Doc. Reference : SUBIN-GJGJELIMP1014343654536348S
Purchased by : PATEL ASHOK MOHANLAL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FOR DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PATEL ASHOK MOHANLAL
Second Party : Not Applicable
Stamp Duty Paid By : PATEL ASHOK MOHANLAL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

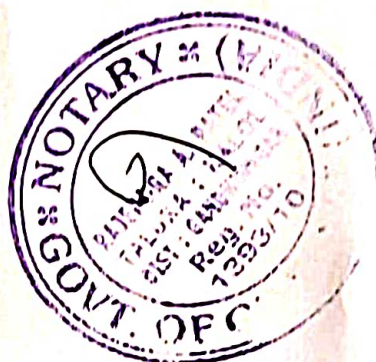


LB 0015063755

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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.

SHCIL



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

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001808152

FORM 'B'
[See rule 3(4)1]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashokbhai M Patel promoter of the proposed project and duly authorized Signatory and partner of Shubh Developers the proposed project, **Shubh Residency** (Shubh Residency, B/h D-Mart, B/s. Hotel Rajwadi Thath, Ahmedabad – Mehsana Highway, Kalol - 382721), vide his authorization dated 30th Nov, 2020.

Survey no. 1016/1, Final Plot no. 205, TPS 5 Kalol-Ola-Borisana, village Kalol, taluka Kalol, District Gandhinagar, PIN 382721 admeasuring 2640 sq.mts. area being developed by Shubh Developers.

I, Ashokbhai M Patel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed **Shubh Residency**.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30th June, 2024.
4. That seventy per cent of the amounts realised by me/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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That 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. That 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. That I/promoter 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

SHUBH DEVELOPERS
A. Patel
TNER

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. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

SHUBH DEVELOPERS
A. m. Patel
PARTNER

SHUBH DEVELOPERS
A. m. Patel
Mr. Ashokbhai M. Patel



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at _____ on this _____ day of _____

Identified & Signed
Before me

Deponent

SHUBH DEVELOPERS
A. m. Patel
PARTNER

Advocate

S. B. Patel
BA

SIGNED BEFORE ME

RAJENDRA A. PATEL
NOTARY
GOVT. OF GUJARAT, INDIA

MY COMMISSION
EXPIRES ON 10/02/2025



Shubh developers

Off :- Patel Vas, At-Borisana,

TA-Kalol, Disat-Gandhinagr.

Shubhd1016@gmail.com

Mo-6352800126

9016071881

ઓથોરેટી લેટર

તા. ૩૦/૧૧/૨૦૨૦

આથી અમો ઓથોરેટી લખી આપીએ છીએ કે શુભ ડેવલોપર્સ નામની ભાગીદારી પેટીના ભાગીદાર ૧.પટેલ ઘનશ્યામભાઈ મણીલાલ તથા ૨.પટેલ મયુર નવિનભાઈ તથા ૩. પટેલ અશોક મોહનલાલ તથા ૪.પટેલ જયાબેન અશોકભાઈ તથા ૫.પટેલ અરુણાબેન જશવંતભાઈ તથા ૬.પટેલ પંલ્લવીબેન વિષ્ણુભાઈ તથા ૭.પટેલ મનોજકુમાર ઘનશ્યામભાઈ તમામ ભાગીદારો વર્તીથી પટેલ અશોક મોહનલાલને રેરાની કચેરીમાં તમામ પ્રકારની કાર્યવાહી કરવાની સત્તા, અધિકાર આપીએ છીએ. અને પટેલ અશોક મોહનલાલ શુભ ડેવલોપર્સ પેટીના તમામ ભાગીદારો વર્તીથી રેરાની કચેરીમાં જે કોઈ કાર્યવાહી કરશે તે અમો શુભ ડેવલોપર્સના

..૨..

તમામ ભાગીદારોને કબુલ મજુર અને બંધન કરતા રહેશે.જે આ
ઓથોરેટીથી લખી આપીએ છીએ.

તા.

ભાગીદારોની સહીઓ.
SHUBH DEVELOPERS
PARTNER

૧. પટેલ ઘનશ્યામભાઈ મણીલાલ
SHUBH DEVELOPERS
M.N. Patel

૨. પટેલ મયુર નવિનભાઈ
SHUBH DEVELOPERS
A.M. Patel

૩. પટેલ અશોક મોહનલાલ
SHUBH DEVELOPERS
J.A. Patel

૪. પટેલ જયાબેન અશોકભાઈ
SHUBH DEVELOPERS
A.J. Patel

૫. પટેલ અરુણાબેન જશવંતભાઈ
SHUBH DEVELOPERS
P.V. Patel

૬. પટેલ પલ્લવીબેન વિષ્ણુભાઈ
SHUBH DEVELOPERS
V. Patel

૭. પટેલ મનોજકુમાર ઘનશ્યામભાઈ
PARTNER