



सत्यमेव जयते

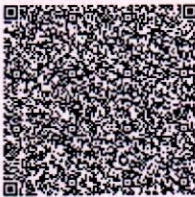
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ23390274373408U
Certificate Issued Date : 06-Sep-2022 02:34 PM
Account Reference : IMPACC (FI)/ gjelimp10/ ASLALI/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJELIMP1076542047541157U
Purchased by : JAYSUKHBHAI RAVJIBHAI DOBARIYA
Description of Document : Article 14 Bond
Description : FOR AFFIDAVIT FORM B
Consideration Price (Rs.) : 0
(Zero)
First Party : JAYSUKHBHAI RAVJIBHAI DOBARIYA
Second Party : Not Applicable
Stamp Duty Paid By : JAYSUKHBHAI RAVJIBHAI DOBARIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

SERIAL No. B/462/2022

R.A. Bhavard

RATNABHAI A. BHARVAD
NOTARY
GOVT. OF INDIA
6 SEP 2022



IN-GJ23390274373408U

KC 0034599568

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8882555-890



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 of **Shri Jaysukhbhai Ravjibhai Dobariya**, partner/duly authorized by the promoter of firm **Neelkanth Enterprise (Panchratna Alfa Cottage Industrial Park)**, the partners of the proposed project, vide their authorization dated 05th September, 2022;

I, **Shri Jaysukhbhai Ravjibhai Dobariya**, promoter/duly authorized by all the promoter/partners of the proposed project **Neelkanth Enterprise (Panchratna Alfa Cottage Industrial Park)**, Sr. No. 147/1 & 147/2, F.P. No. 64, TPS No. 90, Panchratna Alfa Cottage Industrial Park, Opp. Paradise Park, Near Sainath Housing Apartment, SP Ring Road, Vinzol, Ahmedabad - 382445., do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project **Neelkanth Enterprise (Panchratna Alfa Cottage Industrial Park)** is proposed:

OR

Promoter has a legal title to the land on which the development **Neelkanth Enterprise (Panchratna Alfa Cottage Industrial Park)** is to be carried out:

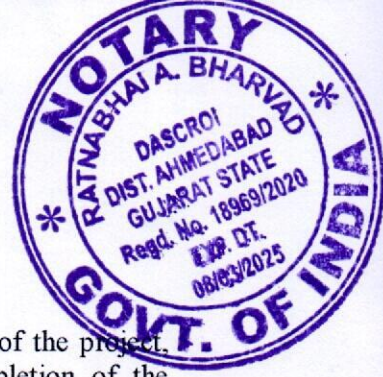
AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the real estate project is enclosed herewith.

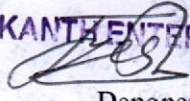
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st December, 2025.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

For, **NEELKANTH ENTERPRISE**

PARTNER



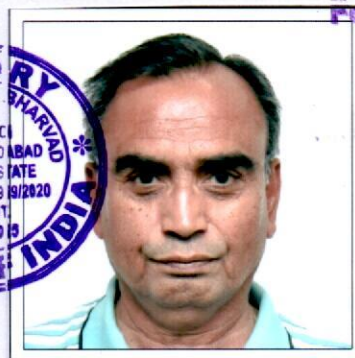
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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 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 proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

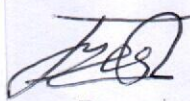
For, NEELKANTH ENTERPRISE

Deponent
PARTNER

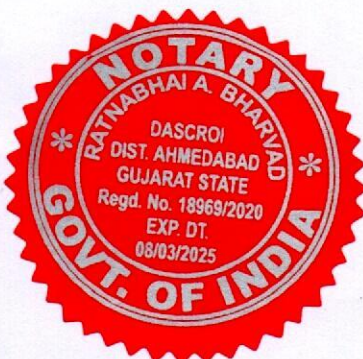
Verification

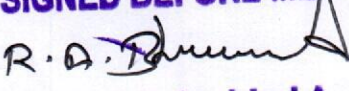
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Ahmedabad on this 05th day of September, 2022.



For, NEELKANTH ENTERPRISE

Deponent



SIGNED BEFORE ME

Bharvad Ratnabhai A.
NOTARY
GOVT. OF INDIA
6 SEP 2022




ભારત સરકાર
Government of India


જયસુખભાઈ રવજીભાઈ ડોબરિયા
Jaysukhbhai Ravjibhai Dobariya
જન્મ તારીખ/ DOB: 01/06/1965
પુરુષ / MALE



4684 2523 7006

મારો આધાર, મારી ઓળખ



For, NEELKANTH ENTERPRISE

PARTNER


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
રવજીભાઈ ડોબરિયા, ૯, પાર્ટ-૧,
ઓમેટ પાર્ક, સિન્ધુભવન રોડ,
થાલેજ, થાલેજ, અમદાવાદ,
ગુજરાત - ૩૮૦૦૫૯

Address:
S/O, Ravjibhai Dobariya, 9, part-1,
Omet Park, Sindhubhavan Road,
Thaltej, Thaltej, Ahmedabad,
Gujarat - 380059

4684 2523 7006

1947  help@uidai.gov.in  www.uidai.gov.in

Date: 06-09-2022

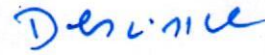
To,
The Designated Officer,
Gujarat Real Estate Regulatory Authority,
Ahmedabad

Sub: Authorised person for all matters relating to the Real Estate (Regulation and Development) Act, 2016

We the partners of **Neelkanth Enterprise** hereby give authority to our partner **Shri Jaysukhbhai R Dobariya** to make application, sign documents, furnish information and carry-out all activities in relation to the Real Estate (Regulation and Development) Act, 2016 on behalf of our firm.

Yours faithfully,

Persons giving authority

Sl. No.	Name of partner	Signature
1.	Pravinbhai K Desai	
2.	Ghanshyambhai K Desai	
3	Manoj H Dobariya	

Person accepting authority

Sl. No.	Name of partner	Signature
1.	Jaysukhbhai R Dobariya	