

T.D.O.
OFFLINE
D.P.A. No. 255
Date 14/02/2022



CTDO/OUT/03082022/117
Date : 03/08/2022

Surat Municipal Corporation
Town Development Department
Development Permission

OFFLINE
T.D.O./DP/No.: 107
Date 10-08-2022

With Reference to the Application for Development Permission Number **SWZ/14022022/312 Dated 14/02/2022** permission is hereby granted under Section 29(1)(i)/29(i)(iii),34,49(i)(b) of Gujarat Town Planning and Urban Development Act, 1976, under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949,

To,
DAXESHBHAI ARVINDBHAI PATEL AND OTHERS PARTNER OF NOVASHANTINATH PARTNERSHIP FIRM
10-D,NIDHIVAN APT,OPP. UMRIGAR SCHOOL,PARLE POINT,SURAT

c/o,
Pancholi Daxesh Ishwarbhai
Engineer
TDO/ER/1390
Address :- 5-6,Sarsvat nagar,piplod,Surat-395007
Name Of Developer :- Daxeshbhai Arvindbhai Patel
Reg No. :- TDO/DEVR/2390
Address :- 1004, Nidhivan Apartment, Try Star Soc., Athwalines, Surat.

Subject :- Development Permission Applicant On Development Scheme :- **TP Scheme no.**
29(Rundh-Vesu-Magdalla), TP Status :- Sanctioned Draft

R.S. No.	Block No	O.P. No.	F.P. No.	C.S. No.
397/2	-	72	72	-

Case Date :- 14/02/2022

Case No :- SWZ/14022022/312

Development Type :- Dwelling 3 Building Type :- Apartment

Conditions :-

- 1 Laminated copy of the Sanctioned plan shall have to be displayed/made available at the site.
- 2 Illegal construction against the sanctioned plan shall not be regularized in any case.
- 3 Certificate of Registration from the Competent Authority under provisions of the Building and other Construction Workers (Regulation of Employment and Condition of Service) Act,1996 shall have to be submitted to the Surat Municipal Corporation.
- 4 Any future changes in the Draft T.P.Proposal shall be binding to all concern.
- 5 Name and details of buildings/project should be written in Gujarati language also. The Size of such display/ board should be larger than display in English language.
- 6 The Developer/Promoter shall not carry out any work of promoting/ advertising/ marketing/ booking/ offers related to selling of the real estate project of plot/ building/ apartment or any part thereof, without having registered the real estate project/ plot/ apartment/ building or any part thereof, with the Real Estate Regulatory Authority (RERA) formed by the State Government under Section 3 of the Real Estate (Regularization and Development) Act, 2016.
- 7 Revised Development Permission for Residential cum Commercial Building Construction is granted as per plans attached herewith.

Subject to the submission of detailed working drawing, and structural drawing(s) along with soil investigation report before the commencement of the work.

By Order,

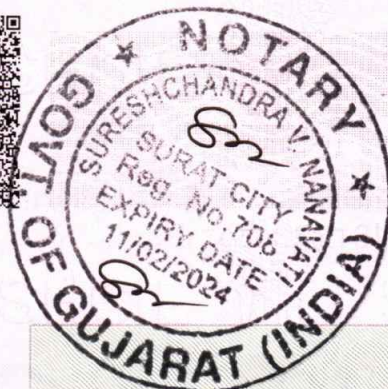
I/c Town Development Officer
Town Development Department
Surat Municipal Corporation



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ12887705065313U
Certificate Issued Date : 17-Aug-2022 10:07 AM
Account Reference : IMPACC (SV)/ gj13208704/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1320870455932096564942U
Purchased by : DAXESHBHAI ARVINDBHAI PATEL
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : DAXESHBHAI ARVINDBHAI PATEL
Second Party : Not Applicable
Stamp Duty Paid By : DAXESHBHAI ARVINDBHAI PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0012318052

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. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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 **Mr. DAXESHBHAI ARVINDBHAI PATEL** Promoter / Duly authorized Signatory of **NOVA SHANTINATH, A PARTNERSHIP FIRM**, for Project **NOVA SHANTINATH** at T.P.S. No. 29 (RUNDH-VESU-MAGDALLA), F.P. No. 72, O.P. No. 72, S.R. No. 397/2, AT- Surat .

I **Mr. DAXESHBHAI ARVINDBHAI PATEL** authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

At present entire Lay out plan consist of 3 No. of Building (namely A, B, C) having total 67 number of unit. (62 Number of Residential unit and 05 number of shop) via commencement permission number: TDO/DP/NO.107 of dated: 10/08/2022.

Whereas, we hereby applied for Rera registration of the 62 Number Residential unit only. i.e. in such entire project, we as a promoter want to sale only 62 number Residential unit only and we are not hereby applying for rera registration of balance 05 number of shop as mentioned in approved plan, only due to that, we do not want to sale, it will be handover to the society of the member, for society use.

Moreover, we also need to clarify that, at present and in future also, we are not going to book, sale or advertise etc. as envied under section: 3 of the Rera act and rules made there under of these 05 number of shop as mentioned in building A in approved plan.

Moreover, we also clarify and assure to your honour that, in future, we shall also handover such 05 number of shop as mentioned in approved plan to the co-operative housing service society of the member at the time of handing over society.

We understand that the entire responsibility for the same will be that of promoter not to hide anything which will lead the dispute in future and

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affect the right of the allottee and so that, dispute will not arise in future.

I am aware that, I/We are bound or affirm the above mentioned act.

[Signature]

Mr. DAXESHBHAI ARVINDBHAI
PATEL

Verification

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

Verified by me at SURAT on this 17th day of August , MONTH, 2022.



[Signature]

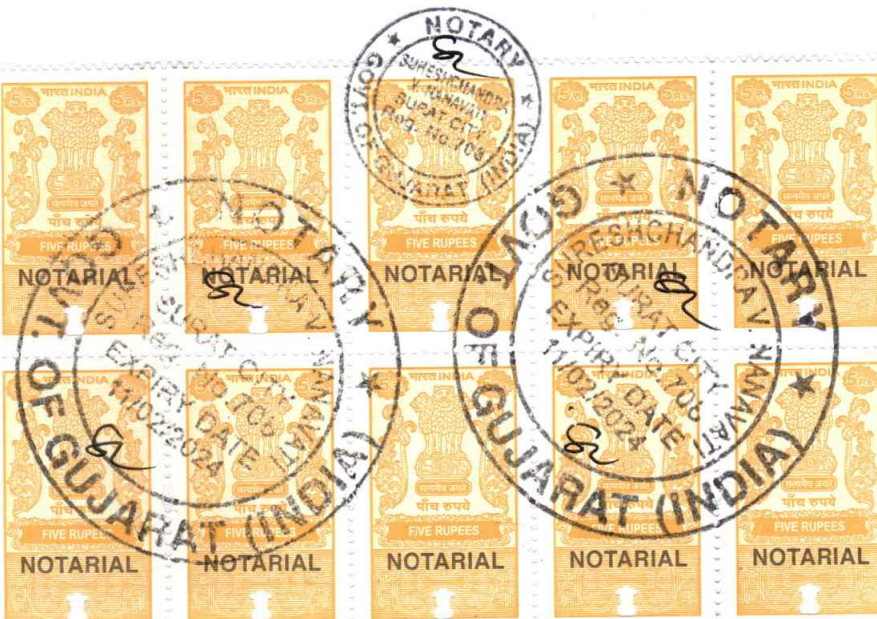
Mr. DAXESHBHAI ARVINDBHAI

Signed & L.H.T. **PATEL**
BEFORE ME

[Signature]

SURESHCHANDRA V. NANAVATI
NOTARY
SURAT CITY (GUJ.)
GOVT OF GUJARAT

Register Serial No. 728/22
Date:- 17-08-2022
My Commission Expires
on 11th February 2024





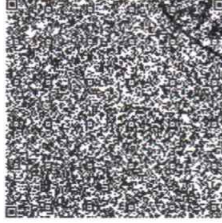
ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0648/51092/05818

To
દક્ષેશભાઈ અરવિંદભાઈ પટેલ
Daxeshbhai Arvindbhai Patel
S/O Arvindbhai Patel
10-D
Nidhivan Apartment
Opp Umrigar School
Parle Point
Surat City
Surat Gujarat - 395007
9879527999

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2022.08.18 07:15:15
UTC



મારો આધાર નંબર / Your Aadhaar No. :

2718 1673 5859

VID : 9184 0359 7649 8210

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



દક્ષેશભાઈ અરવિંદભાઈ પટેલ
Daxeshbhai Arvindbhai Patel
જન્મ તારીખ/DOB: 28/05/1984
પુરુષ/ MALE



Signature

2718 1673 5859

VID : 9184 0359 7649 8210

મારો આધાર, મારી ઓળખ



Government of India



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

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- આધાર મોબાઈલ નંબર અને ઇમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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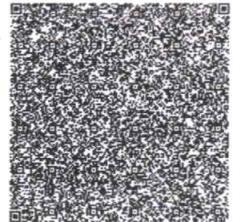


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું :
S/O અરવિંદભાઈ પટેલ, 10-ડી, નિધિવન અપાર્ટમેન્ટ, ઉમરિગર વિદ્યાલય સમીપ, પાર્લે પોઇન્ટ, સુરત સીટી, સુરત, ગુજરાત - 395007

Address:
S/O Arvindbhai Patel, 10-D, Nidhivan Apartment, Opp Umrigar School, Parle Point, Surat City, Surat, Gujarat - 395007



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