



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ51238223572557T

Certificate Issued Date : 03-Nov-2021 07:12 PM

Account Reference : IMPACC (FI)/ gjelimp10/ AHMEDABAD/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJELIMP1036722656068293T

Purchased by : SHIVANI INFRASPACE

Description of Document : Article 14 Bond

Description : FOR ATTACH DOCUMENT

Consideration Price (Rs.) : 0
(Zero)

First Party : SHIVANI INFRASPACE

Second Party : NA

Stamp Duty Paid By : SHIVANI INFRASPACE

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



KC 0015741536

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.

INDIA NON JUDICIAL
Government of Gujarat



सत्यमेव जयते

Certificate of Stamp Duty

Rs.
50

SERIAL NO.: 9893-
DATE 3 NOV 2021
BOOK NO.: E-
PAGE NO.: 9-

Certificate No. : IN-GJ51166964114063T
Certificate Issued Date : 03-Nov-2021 03:32 PM
Account Reference : IMPACC (AC)/ gj13120511/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1312051136586392044132T
Purchased by : SHIVANI INFRASPACE
Description of Document : Article 4 Affidavit
Description : FOR AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVANI INFRASPACE
Second Party : Not Applicable
Stamp Duty Paid By : SHIVANI INFRASPACE
Stamp Duty Amount(Rs.) : 50
(Fifty only)



KC 0016949845

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.



(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./Ms **Shri Patel Nisarg Mukeshbhai** promoter /duly authorized by the promoter of **M/s Shivani Infraspace**, vide its authorization dated 31/10/2021.

I, **Patel Nisarg Mukeshbhai** promoter/duly authorized by the promoter of **SHIVANI INFRASPACE** 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 **SUN VILLA ROYAL** is proposed;

OR

_____ have/has a legal title to the land on which the development of
_____ (Name of the proposed project) 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 encumbrances _____ 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 31/12/2026.
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.



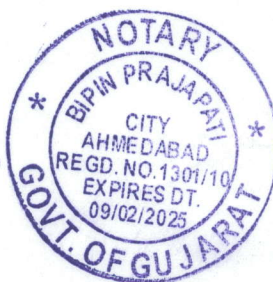
Deponent

Verification

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

3 NOV 2021

Verify by me at Ahmedabad on this 3rd November day of 2021.



SOLEMNLY AFFIRMED
BEFORE ME

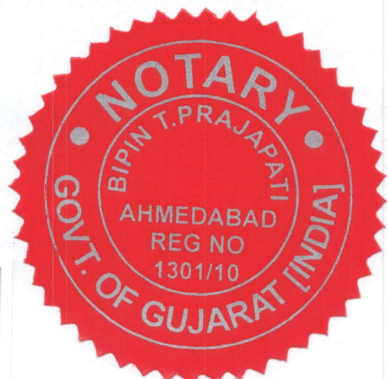


BIPIN T. PRAJAPATI
NOTARY
GOVT. OF GUJARAT

3 NOV 2021



Deponent



Shiv Studio

02-08-2017

SHIVANI INFRA SPACE

SUN VILLA ROYAL, NEAR MADHAV FARM, VASTRAL, AHMEDABAD - 382418

REF NO:

DATE: 31/10/2021

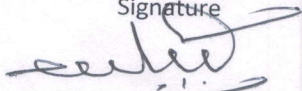
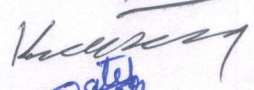
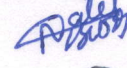
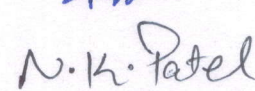
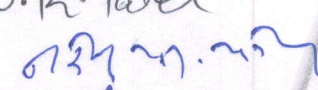
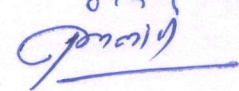
DECLARATION FOR AUTHORIZED SIGNATORY

We, the partners of **M/s SHIVANI INFRA SPACE**, partnership firm having site office at Sun Villa Royal, T.P. Scheme no. 113, Revenue Survey No – 18/P,19/4,28, Near Madhav Farm, Village: Vastral, Tal: Vatva, District: Ahmedabad.

1. PATEL VADILAL PITAMBARDAS
2. PATEL KAMLESH VADILAL
3. PATEL NISARG MUKESHBHAI
4. PATEL NIKHAR KAMLESHBHAI
5. PATEL NARENDRABHAI PRABHUDAS
6. PRAJAPATI MANISH GAUTAMBHAI

hereby solemnly affirm and declare that **Shri Patel Nisarg Mukeshbhai** is authorised to act as an authorized signatory and as an project head for making application, signing relevant documents and submit necessary documents for registration of project "**SUN VILLA ROYAL**" to Gujarat RERA.

All his actions in relation to the above acts will be binding on us.

S. No.	Full Name	Designation/Status	Signature
1.	PATEL VADILAL PITAMBARDAS	PARTNER	
2.	PATEL KAMLESH VADILAL	PARTNER	
3.	PATEL NISARG MUKESHBHAI	PARTNER	
4.	PATEL NIKHAR KAMLESHBHAI	PARTNER	
5.	PATEL NARENDRABHAI PRABHUDAS	PARTNER	
6.	PRAJAPATI MANISH GAUTAMBHAI	PARTNER	

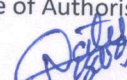
Acceptance as an authorized signatory:

I, **Patel Nisarg Mukeshbhai** hereby solemnly accord my acceptance to act as authorized signatory for the above referred activity and all my acts shall be binding on the business.

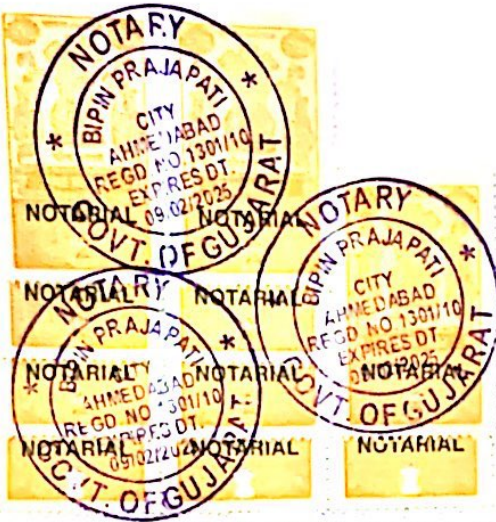
Date: 31/10/2021

Place: Ahmedabad

Signature of Authorised Signatory



PARTNER



NIDHI CO-OP BANK LTD
S.P.RING ROAD, ODHAV
AHMEDABAD - 382415
NO. GUJ/SOS/AUTH/AV/365/2015

भारत
STAMP DUTY
00000
SPECIAL ADHESIVE
Rs. 0000300
13.12.2021
365364
GUJRAT
INDIA **Zero*Zero*Zero*Zero*ThreeZero*Zero***
4795 6428643

Affidavit

SERIAL NO.:	10298-
DATE	13 DEC 2021
BOOK NO.:	E-
PAGE NO.:	83-

Affidavit cum declaration of Mr. Patel Nisarg Mukeshbhai Promoter / Duly authorized Signatory of Shivani Infraspaces for Project SUN VILLA ROYAL at TP No113, FP No 36, 18/4, 39 S.P No.(18/1+36)/2, Block/Survey No. 18/P,19/4,28 Moje- Vastral, Ta.Vatva, Dist.Ahmedabad.

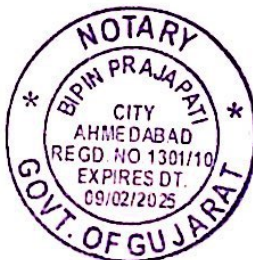
I Patel Nisarg Mukeshbhai authorized Signatory by the promoter Shivani Infraspaces do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No PR/AHMEDABAD/AHMEDABAD CITY/GUJRERA/211123/011970 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form - 3 submitted by me as prepared by chartered accountant Mr.Ismeetsingh A Dang is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form - 3 carpet area calculation, I/We are bound to pay the same.


Promoter



SOLEMNLY AFFIRMED
BEFORE ME



BIPIN T. PRAJAPATI
NOTARY
GOVT. OF GUJARAT
13 DEC 2021

