



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ85346846045517U

Certificate Issued Date : 25-Jun-2022 04:27 PM

Account Reference : IMPACC (AC)/ gj13186711/ AHMEDABAD/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1318671101628069397218U

Purchased by : HASMUKHBHAI D NAKRANI

Description of Document : Article 14 Bond

Description : FORM B

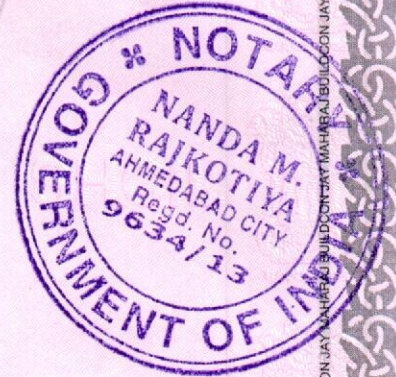
Consideration Price (Rs.) : 0
(Zero)

First Party : JAY MAHARAJ BUILDCON

Second Party : RERA

Stamp Duty Paid By : JAY MAHARAJ BUILDCON

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



SR. NO. 20836 /2022



NANDA M. RAJKOTIYA
NOTARY
GOVT OF INDIA

25 JUN 2022

IN-GJ85346846045517U



JD 0010135286

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.

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 Hasmukhbhai D Nakrani**, partner/duly authorized by the promoter of firm **Jay Maharaj Buildcon (Palladium Plaza)**, the partners of the proposed project, vide their authorization dated 25th June, 2022;

I, **Shri Hasmukhbhai D Nakrani**, promoter/duly authorized by all the promoter/partners of the proposed project **Jay Maharaj Buildcon (Palladium Plaza)**, R.S. No. 218/1-2, City Survey No. 3, **Palladium Plaza**, Nr. **Mahagujarat Hospital**, Opp. **Kheta Talav**, **Nadiad - 387001**, 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 **Jay Maharaj Buildcon (Palladium Plaza)** is proposed:

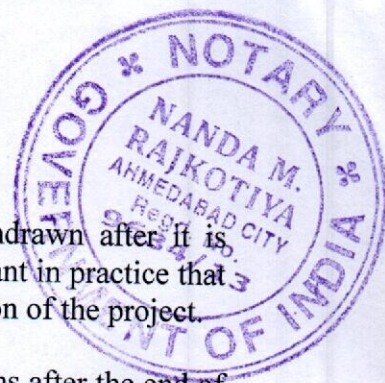
OR

Promoter has a legal title to the land on which the development **Jay Maharaj Buildcon (Palladium Plaza)** 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.

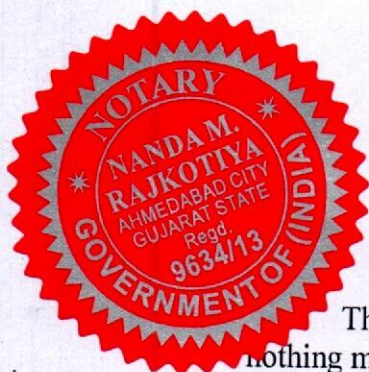
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st December, 2025.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited 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.
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.

Mukesh H. D.

Deponent



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 25th day of June, 2022.



Mukesh H. D.

Deponent



SIGNED
BEFORE ME

[Signature]
NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA

25 JUN 2022

NOT RESPONSIBLE FOR THE
CONTENT OF DOCUMENT

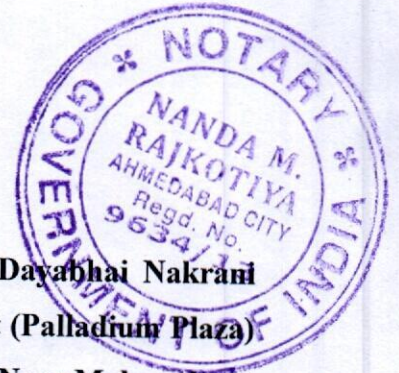
[Signature]
NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA

25 JUN 2022





Affidavit Cum Declaration



Affidavit cum declaration of Hasmukhbhai Dayabhai Nakrani
authorised signatory of (Jay Maharaj Buildcon) for the project (Palladium Plaza)
situated at (Palladium Plaza, RS No. 218/1-2, City Survey No. 3, Near Mahagujarat
Hospital, Opp. Kheta Talav, Nadiad, Gujarat - 387001.)

I Hasmukhbhai Dayabhai Nakrani authorized signatory of Proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I/we submitted and got approval of our plan / layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NCB. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR-2017.

I/we further undertake that I/we will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.



NOT RESPONSIBLE FOR THE
CONTENT OF DOCUMENT

NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA
25 JUN 2022

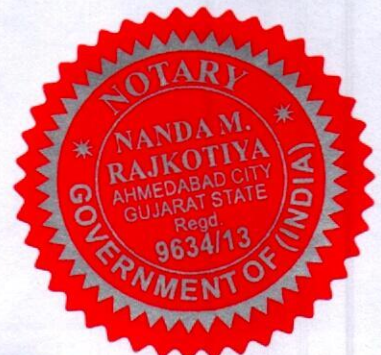
N. M. Rajkotiya

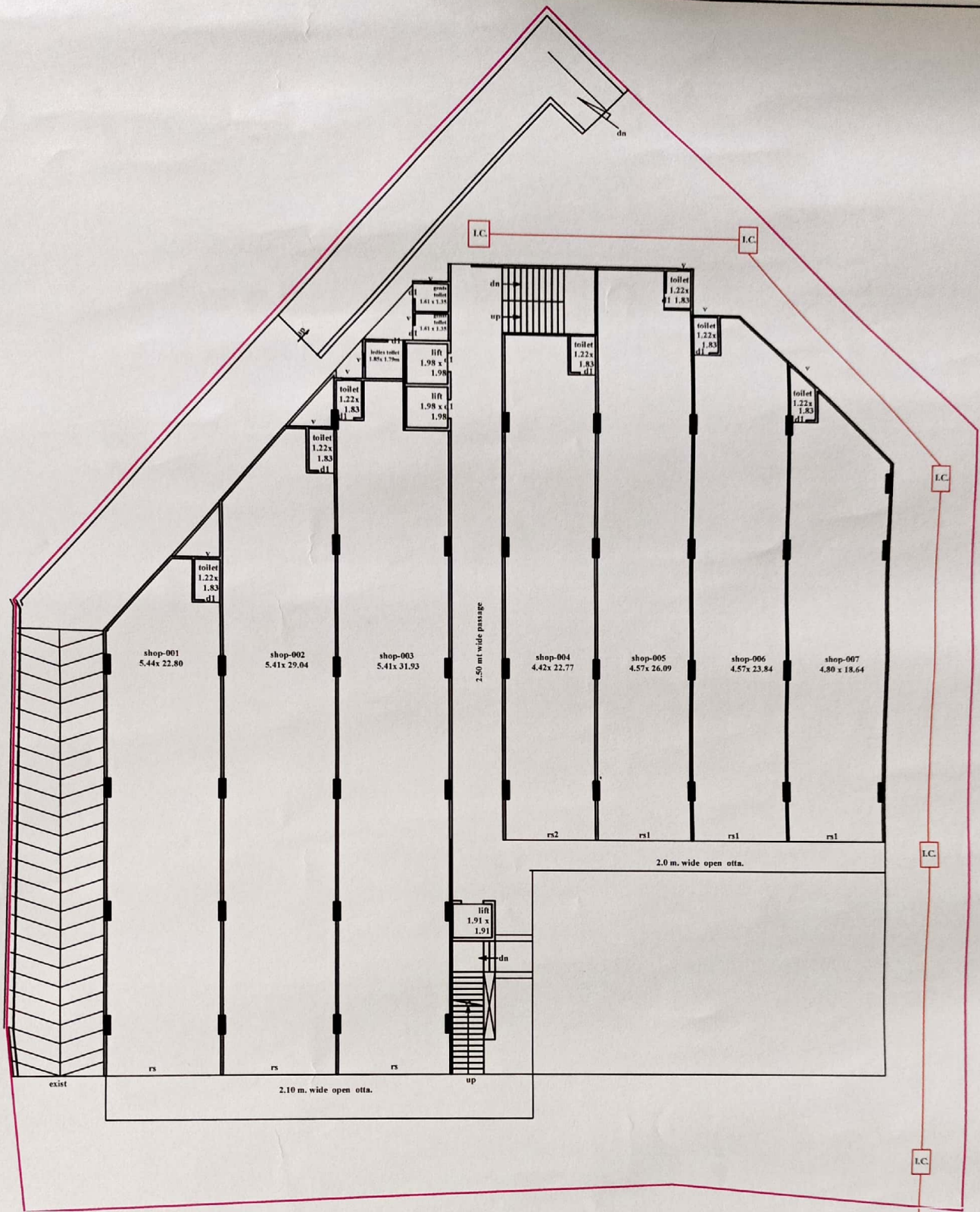
Deponent

SOLEMNLY AFFIRMED
BEFORE ME

NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA

25 JUN 2022





24.00 MT. WIDE ROAD

Krutarth
KRUTARTH K. TALATI

Proposed Plan
Revised Plan
Completion Plan
Date of Submission _____

M.TECH. Engineer
Lic No. 1015ERN0810261013
No. of Sheet _____
Total No. of Sheet _____

ENGINEER

JAY MAHARAJ BUILDCON
D.K. Patel
PARTNERS

OWNER:

Date: 22-06-2022

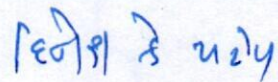
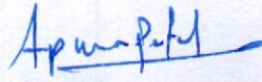
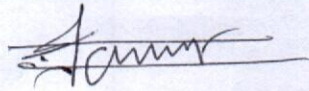
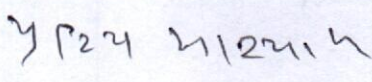
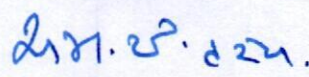
To,
The Designated Officer,
Gujarat Real Estate Regulatory Authority,
Ahmedabad

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

We the partners of **Jay Maharaj Buildcon** hereby give authority to our partner **Shri Hasmukhbhai D Nakrani** 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.	Dineshbhai K Patel	
2.	Apurva P Patel	
3	Rohan Shah	
4	Pradipkumar Patel	
5	Nareshbhai Patel	

6	Rajeshbhai Patel	21/2/21 23. 12/21
7	Vishant Patel	V. P. P. W. M.

Person accepting authority

Sl. No.	Name of partner	Signature
1.	Hasmukhbhai D Nakrani	Hasmukhbhai D.