



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

SR. No.: A-254/2021
BOOK No. A

NARESHKUMAR R. PATNI
NOTARY
GOVT. OF INDIA

22 SEP 2021
23 SEP 2021

Certificate No. : IN-GJ25188281090675T
Certificate Issued Date : 22-Sep-2021 03:50 PM
Account Reference : SHCIL (FI)/ gjsheil01/ MOTERA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJSHCIL0185147351844275T
Purchased by : PUSHKAR DEVELOPERS PARTNER HARSH THUMAR AND OTHERS
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION FOR RERA OFFICE
Consideration Price (Rs.) : 0
(Zero)
First Party : PUSHKAR DEVELOPERS PARTNER HARSH THUMAR AND OTHERS
Second Party : NA
Stamp Duty Paid By : PUSHKAR DEVELOPERS PARTNER HARSH THUMAR AND OTHERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0002448384

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.

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.HARSH JASMATBHAI THUMAR** promoter /duly authorized by the promoter (**M/S PUSHKAR DEVELOPERS**) of **PUSHKAR RESIDENCY** (Name of proposed project), vide its/his/her/their authorization dated 4th July 2019.

I, **Mr.HARSH JASMATBHAI THUMAR** promoter/duly authorized by the promoter (**M/S PUSHKAR DEVELOPERS**) of **PUSHKAR RESIDENCY** (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

1. **PUSHKAR DEVELOPERS** have a legal title to the land on which the development of **PUSHKAR RESIDENCY** (Name of the proposed project) is proposed;

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. Details of encumbrances:- survey no. 475/1 ,T.P.S. NO. 409/B , F.P. NO 130 ,LAND AREA 2185 SQ MTR, Name OF Mortgagor :-DCB BANK LTD ,loan Amount Rs. 8,10,00,000/- mortgaged Registration no 1440 dated 04/05/2021 ,80(unit)under Mortgaged. 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 **28/08/2023**
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

PUSHKAR DEVELOPERS

PARTNER

J. H. Thumar

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.

PUSHKAR DEVELOPERS

H. J. Thummal

PARTNER

Deponent

Verification

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

Verify by me at Ahmedabad on this 23 SEP 2021 day of 23 SEP 2021

PUSHKAR DEVELOPERS

H. J. Thummal

PARTNER

Deponent



SIGNED BEFORE ME

Naresh Kumar R. Patni
NARESHKUMAR R. PATNI
NOTARY
GOVT. OF INDIA

23 SEP 2021 223 SEP 2021

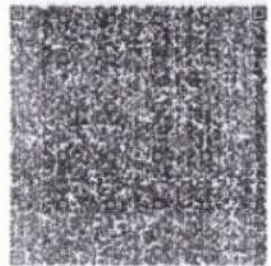


ભારત સરકાર
Unique Identification Authority of India
Government of India

ભારત સરકાર
Unique Identification Authority of India
Government of India

કન ક્રમ સંખ્યા/ Enrolment No.: 0658/00513/03355

To
કુમર હર્ષ જસમતભાઈ
Thumar Harsh Jasmatbhai
21 pahelgav bungalow
premdip society
bodakdev
bh premchandnagar
Ahmedabad City
Bodakdev
Ahmedabad Gujarat - 380054
9913900270



મારો આધાર નંબર / Your Aadhaar No. :

7213 4775 8229

VID : 9142 3911 0238 8835

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India



કુમર હર્ષ જસમતભાઈ
Thumar Harsh Jasmatbhai
જન્મ તારીખ/DOB: 05/04/1990
પુરુષ/ MALE

7213 4775 8229

VID : 9142 3911 0238 8835

મારો આધાર, મારી ઓળખ

H. J. Thumar



Government of India

સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

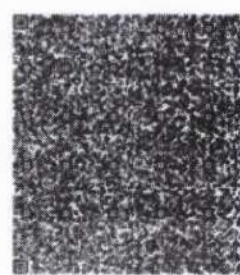
- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારત સરકાર
Unique Identification Authority of India

સરનામું :
21 પહેલગાવ બંગ્લો, પ્રેમદીપ સોસાયટી, બોડકડેવ,
પ્રેમચંદનગર ની પાછળ, અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380054

Address:
21 pahelgav bungalow, premdip society,
bodakdev, bh premchandnagar,
Ahmedabad City, Ahmedabad,
Gujarat - 380054



7213 4775 8229

VID : 9142 3911 0238 8835

મારો આધાર, મારી ઓળખ

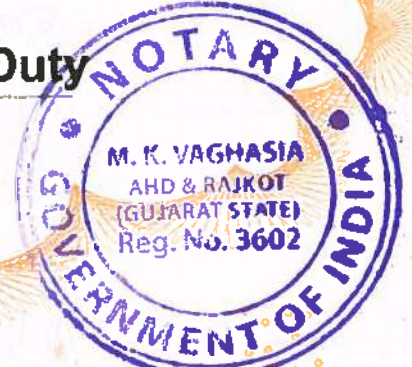


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ31331989726097S

Certificate Issued Date : 31-Aug-2020 11:08 AM

Account Reference : IMPACC (AC)/ gj13014311/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1301431100942966681483S

Purchased by : HARSH JASMATBHAI THUMAR

Description of Document : Article 4 Affidavit

Description : FOR AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

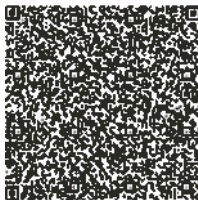
First Party : HARSH JASMATBHAI THUMAR PROM OF PUSHKAR DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : HARSH JASMATBHAI THUMAR PROM OF PUSHKAR DEVELOPERS

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

M. K. VAGHASIA
ADVOCATE & NOTARY & E-STAMP VENDOR
8 (G.F.) Chinmay complex,
Opp. Pavai Flats, Judges Bungalow Road
Ahmedabad - 380051.
M: 9664665794, 9825243567, 9913306327



H.S. Thumar

LB 0009851624

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.sholestamp.com. Any discrepancy in the details on this Certificate and as available on the website 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.

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



FORM 'B'

(See rule 3 (4))

M. K. VAGHASIA
NOTARY
GOVT. OF INDIA
31 AUG 2020

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. HARSH JASMATBHAI THUMAR promoter /duly authorized by the promoter (M/S. PUSHKAR DEVELOPERS) of PUSHKAR RESIDENCY (Name of proposed project), vide its/his/her/their authorization dated 4th July 2019.

I, Mr. HARSH JASMATBHAI THUMAR promoter/duly authorized by the promoter (M/S. PUSHKAR DEVELOPERS) of PUSHKAR RESIDENCY (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

1. M/S. PUSHKAR DEVELOPERS have a legal title to the land on which the development of PUSHKAR RESIDENCY (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 NIL 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 28/08/2023.
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.



PUSHKAR DEVELOPERS
H. I. Thumar
PARTNER

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.

31 AUG 2020

PUSHKAR DEVELOPERS
X H.S. Thumal
PARTNER
Deponent

Verification

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

Verify by me at _____ on this 31 AUG 2020 day of _____

PUSHKAR DEVELOPERS
X H.S. Thumal
PARTNER
Deponent



SOLEMNLY AFFIRMED
BEFORE ME
M. K. Vaghasia
Notary's Stamp
M. K. VAGHASIA
NOTARY
GOVT. OF INDIA
31 AUG 2020

M. K. VAGHASIA
ADVOCATE & NOTARY & E-STAMP VENDOR
8 (G.F.) Chinmay complex,
Opp. Paval Flats, Judges Bungalow Road
Ahmedabad - 380051.
M. 9826665794, 9825243567, 9913306327
NO RESPONSIBILITY IS ACCEPTED
BY M. K. VAGHASIA ADVOCATE &
NOTARY FOR THE CONTENTS OF
DOCUMENTS.





આધાર

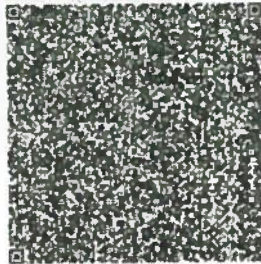
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

કન ક્રમ સંખ્યા/ Enrolment No.: 0658/00513/03355

To
કુમર હર્ષ જસમતભાઈ
Thumar Harsh Jasmatbhai
21 pahelgav bunglow
premdip society
bodakdev
bh premchandnagar
Ahmedabad City
Bodakdev
Ahmedabad Gujarat - 380054
9913900270



QR Code with Photograph

મારો આધાર નંબર / Your Aadhaar No. :

7213 4775 8229

VID : 9142 3911 0238 8835

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



કુમર હર્ષ જસમતભાઈ
Thumar Harsh Jasmatbhai
જન્મ તારીખ/DOB: 05/04/1990
પુરુષ/ MALE

Thumar



7213 4775 8229

VID : 9142 3911 0238 8835

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



AADHAAR

સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
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- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
21 પહેલગવ બંગ્લો, પ્રેમદીપ સોસાયટી, બોડકડેવ,
પ્રેમચંદનગર બી પાછળ, અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380054

Address:
21 pahelgav bunglow, premdip society,
bodakdev, bh premchandnagar,
Ahmedabad City, Ahmedabad,
Gujarat - 380054



7213 4775 8229

VID : 9142 3911 0238 8835



પર્યાવરણ
Help @ uidai.gov.in

www.uidai.gov.in

AUTHORITY TO SIGN THE DOCUMENT:

The Partners of the firm decided that the working Partner of the firm shall be empowered and authorized to carry on day to day activities of the firm for the normal business dealings and transactions of the firm.

The Partners of the firm decided that:

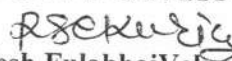
Shri Harsh Jasmatbhai Thumar the working Partner of the firm, be and are hereby singly or severally empowered and authorized to carry on day to day activities of the firm for the normal business dealings and transactions of the firm including following acts, and deeds:"

"To apply, inform, sign all documents, affidavits, petitions, applications, or any other instruments, papers and writings on behalf of the firm as may be required from time to time in connection with any legal proceedings, income tax, Goods and Service Tax, municipal tax or any other government, semi government department or local authority, in connection with the business of the firm and to appoint Advocates, Pleaders or specialist and consultants to represent the firm in this behalf and also to delegate and/or withdraw any of these powers to any other officer working in the firm."

CERTIFIED TRUE COPY
For the **PUSHKAR DEVELOPERS**


(Harsh Jasmatbhai Thumar)
Partner


(Pravin Madhavji Vagadiya)
Partner


(Rajesh Fulabhai Vekariya)
Partner

PUSHKAR DEVELOPERS


PARTNER