

SERIAL No. 28993/2021

FORM 'B'

(See rule 3 (4))

RITA D. GANDHI
NOTARY

GOVT. OF INDIA

14 AUG 2021

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 Jitendra prakashchandra shah promoter /duly authorized by the promoter of M/S Yashvi construction (mohan morari ,FP 379 , , TPS 22(paldi-extension) ,Plot Area 840.02 ,Moje -vasana ta sabarmati,Dist- Ahmedabad), vide his authorization dated 30/06/2021

I Jitendra prakashchandra shah promoter/duly authorized by the promoter of M/S yashvi construction ((mohan morari , FP 379, TPS 22(paldi-extension) ,Plot Area 840.02 ,Moje -vasana ta sabarmati,Dist- Ahmedabad) do hereby solemnly declare, undertake and state as under that;

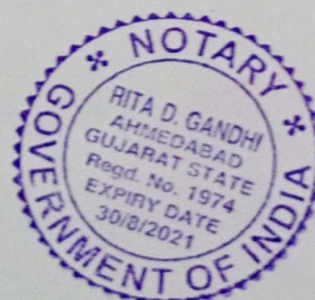
1. I/we have a legal title to the land on which the development of mohan morari is proposed;

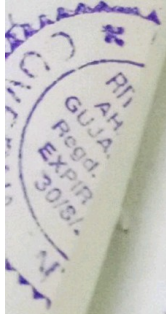
And

Legally Valid Authentication of title of Such Land along with 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.
3. the time period within which the project shall be completed by me/us is 31/12/2023.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

NUTAN NAGRIK SAHAKARI
BANK LTD.
NARAYAN NAGAR BRANCH
AHMEDABAD - 380007
GUJARAT AUTH / AV / 1348 / 2012
INDIA
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0000300
10.8.2021
SPECIAL ADHESIVE
1194 7218303





the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For, Yashvi Construction

[Signature]

Proprietor

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 _____ day of _____

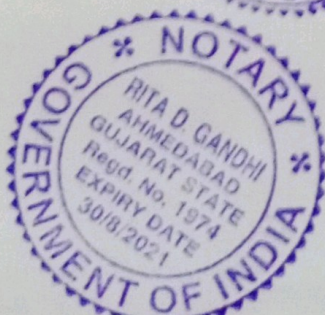
For, Yashvi Construction

[Signature]

Proprietor
Deponent

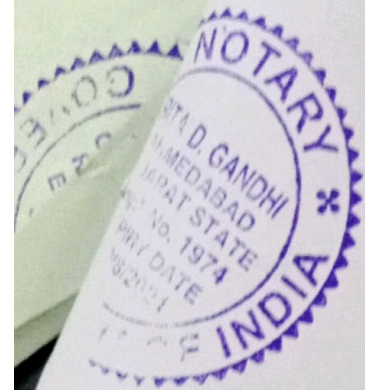


Notary's Stamp



BEFORE ME
[Signature]
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
14 AUG 2021



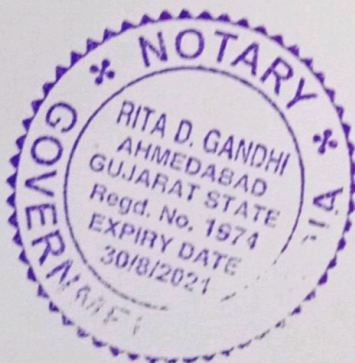


ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No.: 0206/21212/00347



To

જિતેન્દ્ર પ્રકાશચંદ્ર શાહ

Jitendra Prakashchandra Shah

S/O: Prakashchandra Himmattal Shah

501-Panchshil Apartment Nr. State Bank Of Patiyala

Shantinagar Usmanpura

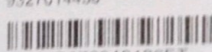
Ahmedabad City

Naranpura Vistar

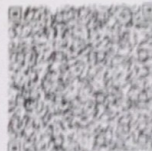
Ahmadabad City Ahmedabad

Gujarat 380013

9327014456



MP976848136FT



તમારો આધાર નંબર / Your Aadhaar No. :

5146 7002 2746

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India

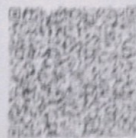


જિતેન્દ્ર પ્રકાશચંદ્ર શાહ

Jitendra Prakashchandra Shah

જન્મ તારીખ / DOB : 02/08/1970

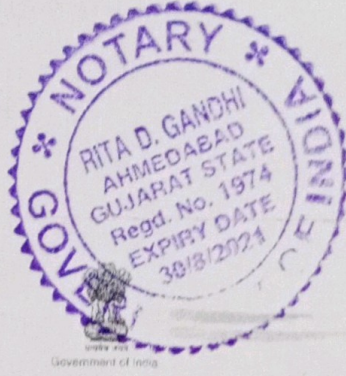
પુરુષ / Male



5146 7002 2746

આધાર - સામાન્ય માણસનો અધિકાર

Signature



- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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



Unique Identification Authority of India

સરનામું:
પિતાનું/માતાનું નામ: પ્રકાશચંદ્ર
હિમતલાલ શાહ, 501-પંચશીલ
એપાર્ટમેન્ટ, સ્ટેટ બેંક ઓફ
પટિયાલાની પાસે, શાંતિનગર,
ઉસ્માનપુરા, અમદાવાદ શહેર,
અમદાવાદ, નારણપુરા વિસ્તાર,
ગુજરાત, 380013

Address
S/O: Prakashchandra Himmatlal
Shah, 501-Panchashil Apartment,
Nr State Bank Of Patiyala,
Shantinagar, Usmanpura,
Ahmedabad City, Ahmedabad,
Naranpura Vistar, Gujarat 380013

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20/12

SERIAL No. 3899H/2021

RITA D. GANDHI
NOTARY
GOVT. OF INDIA

FORM B-1 [GujaratRERA]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE
PROJECT LAND IS NOT OWNED BY THE PROMOTER

14 AUG 2021

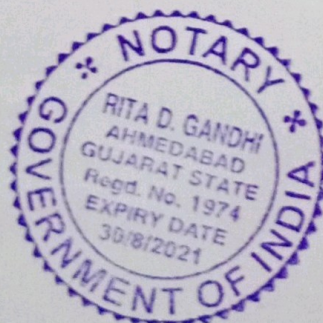
Affidavit cum Declaration

Affidavit cum Declaration of Mr Jitendra prakashchandra shah promoter of the
proposed project/ duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated 30/06/2021

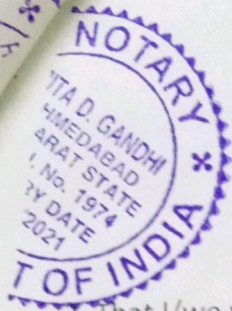
I Jitendra prakashchandra shah promoter of the proposed project(mohan
morari) /duly authorized by the promoter of the proposed project do hereby
solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with Nitin dhirajlal sanghvi(chairman),
Shah Kirtibhai Shantilal (secretary) of Mohan morari Co,OP Housing Society .
[Name of the project land owner(s)/lessor(s)] by way of re- Development
agreement registered on date 15/6/2019 at sub Registrar office Paldi to develop
the land bearing Fp 379 of Vasna/Ahmedabad . Village/City (said land);

2. That of Mohan morari / Nitin dhirajlal sanghvi(chairman), Shah Kirtibhai
Shantilal (secretary) of Mohan morari Co,OP Housing Society [Name of the
project land owner(s)/lessor(s)] have/has a legal title to the land on which the
development of the proposed project is to be carried out.

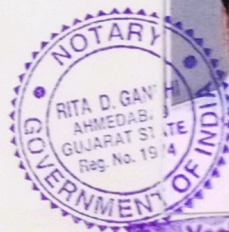


NUTAN NAGRIK SAHAKARI
BANK LTD.
NARAYAN NAGAR BRANCH
AHMEDABAD - 380007
GULFOS / AUTH / AV / 1348 / 2012
INDIA
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Special Adhesive 0000300
10.8.2021
365456
GUJARAT
1192 6716360



3. That I/we will abide by all the conditions of the Development agreement and fulfill all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

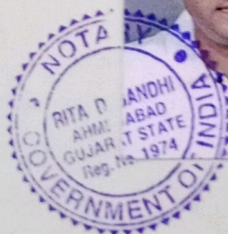


For Yashvi Construction

Proprietor
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 _____ on this _____ day of _____



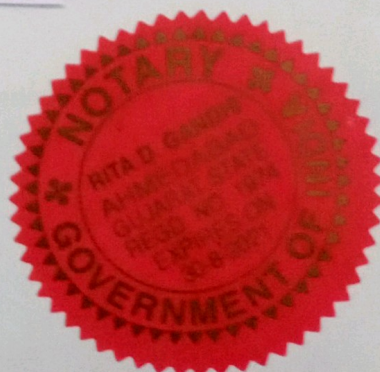
For Yashvi Construction

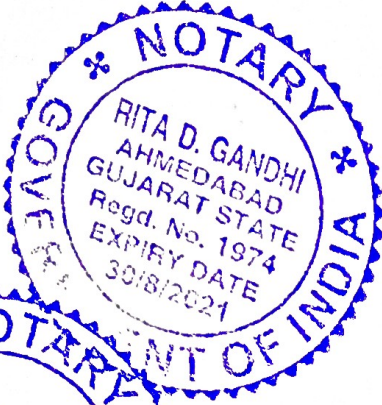
Proprietor
Deponent



BEFORE ME

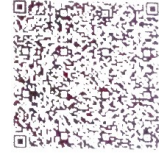
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
14 AUG 2021





ભારત સરકાર
Unique Identification Authority of India
Government of India
નોંધણીની ઓળખ / Enrollment No.: 0206/21212/00347

To
જિતેન્દ્ર પ્રકાશચંદ્ર શાહ
Jitendra Prakashchandra Shah
S/O: Prakashchandra Himmatlal Shah
501-Panchshil Appartment Nr State Bank Of Patiyaia
Shantinagar Usmanpura
Ahmedabad City
Naranpura Vistar
Ahmadabad City Ahmedabad
Gujarat 380013
9327014456
297684813
24/10/2015
MP976848136FT



તમારો આધાર નંબર / Your Aadhaar No. :

5146 7002 2746

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India



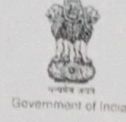
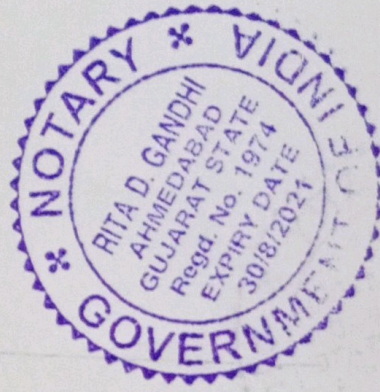
જિતેન્દ્ર પ્રકાશચંદ્ર શાહ
Jitendra Prakashchandra Shah
જન્મ તારીખ / DOB : 02/06/1970
પુરુષ / Male



5146 7002 2746

આધાર - સામાન્ય માણસનો અધિકાર

7th 1st



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

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- 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.



યુનિકાઇડ ઓથોરિટી ઓફ ઇન્ડિયા
Unique Identification Authority of India

સરનામું:
પિતાનું/માતાનું નામ: પ્રકાશચંદ્ર
હિમતલાલ શાહ, 501-પંચશીલ
એપાર્ટમેન્ટ, સ્ટેટ બેંક ઓફ
પટિયાલાની પાસે, શાંતિનગર,
ઉસ્માનપુરા, અમદાવાદ શહેર,
અમદાવાદ, નારણપુરા વિસ્તાર,
ગુજરાત, 380013

Address:
S/O: Prakashchandra Himmatlal
Shah, 501-Panchshil Apartment,
Nr. State Bank Of Patiyala,
Shantinagar, Usmanpura,
Ahmedabad City, Ahmedabad,
Naranpura Vistar, Gujarat. 380013

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1800 300 1947

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7/2/20

SERIAL No. 38995/2021

RITA D. GANDHI
NOTARY
GUJARAT
30/8/2021

FORM B-2

[GujaratRERA]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE
OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE
PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

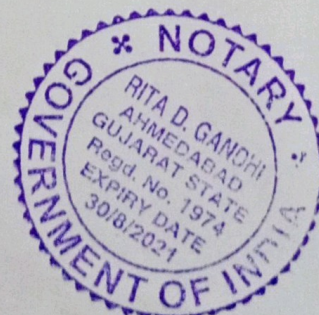
1) Mr Jitendra prakashchandra shah promoter of the proposed project/ duly
authorized by the promoter of the proposed project, vide its/his/ their
authorization dated 30/06/2021

AND

2) Mr Nitin dhirajlal sanghvi(chairman), Shah Kirtibhai Shantilal (secretary) of
Mohan morari Co,OP Housing Society. owner/ lessor of the project land/ duly
authorized by the owner/ lessor of the project land, vide its/his/their
authorization dated 30/6/2021

We, 1) Jitendra prakashchandra shah promoter of the proposed project / duly
authorized by the promoter of the proposed project, AND 2) Nitin dhirajlal
sanghvi(chairman), Shah Kirtibhai Shantilal (secretary) of Mohan morari Co,OP
Housing Society owner/lessor of the project land do here by so lemnly declare,
undertake and state as under:

A. We have entered into re-Development agreement ,registered on date
15/6/2019 at sub Registrar office Paldi to develop the land bearing Fp 379 of
Vasna/Ahmedabad . Village/City (said land);



NUTAN NAGRIK SAHAKARI
BANK LTD.
NARAYAN NAGAR BRANCH
AHMEDABAD - 380007
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INDIA
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SPECIAL ADHESIVE
RS. 0000300
10.8.2021
365456
GUJARAT
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8. That, Nitin dhirajlal sanghvi(chairman), Shah Kirtibhai Shantilal (secretary) of Mohan morari Co,OP Housing Society [Name of the project land owner(s)/lessor(s)]have/has a legal title to the land on which the development of the proposed project is to be carried out.

C. That, we will abide by all the conditions of the Development/ agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

Deponent 1) સોનલ. સિંહ



2) શ્રી. કીર્તિભાઈ શાંતિલાલ

3) સહી





Verification

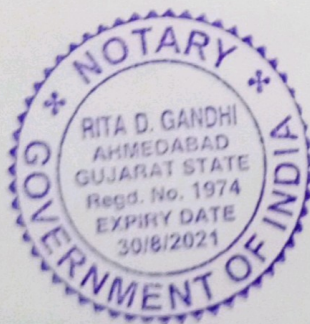
The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at on this day of

Deponent 1) શ્રી. જી. રૂપા



2) શ્રીમતી રૂપા રૂપા

3) શ્રી. રૂપા



BEFORE ME

RITA D. GANDHI
NOTARY
GOVT. OF INDIA

14 AUG 2021

