



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty



Certificate No. : IN-GJ39585225428915S  
Certificate Issued Date : 15-Sep-2020 07:49 PM  
Account Reference : IMPACC (AC)/ gj13133211/ RAJKOT/ GJ-RA  
Unique Doc. Reference : SUBIN-GJGJ1313321117270561123554S  
Purchased by : SAGAR JANI ADVOCATE  
Description of Document : Article 4 Affidavit  
Description : AFFIDAVIT CUM DECLARATION  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHIVAY ENTERPRISE  
Second Party : Not Applicable  
Stamp Duty Paid By : SHIVAY ENTERPRISE  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



LB 0010498130

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. JAYKUMAR ANILBHAI JASANI** duly authorized by the promoter of **M/S. SHIVAY ENTERPRISE** for Project **SHREEMAD ONYX** situated at **Plot no. 122, Revenue survey no. 28/P/1/P/2(Ghanteshwar), Nr. Nageshwar Jain Temple, Ghanteshwar, Jamnagar Road, Rajkot, Gujarat-360006**, vide his authorization dated 26.08.2020

I, **JAYKUMAR ANILBHAI JASANI** duly authorized by the promoter of **M/S. SHIVAY ENTERPRISE** for Project **SHREEMAD ONYX**, do hereby solemnly declare, undertake and state as under that;

1. I-have a legal title to the land on which the development of - is proposed;

OR

**M/S. SHIVAY ENTERPRISE** have/has a legal title (Development Agreement) to the land on which the development of **SHREEMAD ONYX** 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 N.A. 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 31.12.2023
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 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.

**M/s. SHIVAY ENTERPRISE**



**PARTNER**

**JAYKUMAR ANILBHAI JASANI  
(PARTNER), M/S. SHIVAY ENTERPRISE**





ભારત સરકાર  
Government of India



જસાણી જયકુમાર અનિલભાઈ  
Jasani Jaykumar Anilbhai

જન્મ તારીખ / DOB : 05/12/1997  
પુરુષ / Male



8765 4350 9709

આધાર - સામાન્ય માણસનો અધિકાર

*[Signature]*



આધાર વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
Unique Identification Authority of India

સરનામું: S/O: જસાણી અનિલભાઈ, નવલ  
નગર -9, બાલાજી ટેઈલર પાર્ક, મવડી પ્લોટ  
રાજકોટ, રાજકોટ પોસ્ટલ કોલોની, ગુજરાત,  
360004

Address: S/O: Jasani Anilbhai, Naval  
Nagar -9, Near Balaji Tailor, Mavdi Plot,  
Rajkot, Rajkot Postal Colony, Gujarat,  
360004

8765 4350 9709

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*[Signature]*

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 RAJKOT on this 15 day of sep, 2020.

**M/s. SHIVAY ENTERPRISE**

**PARTNER**

**JAYKUMAR ANILBHAI JASANI  
(PARTNER), M/S. SHIVAY ENTERPRISE**



**IDENTIFY**

**VIMAL S. DANGAR  
(ADVOCATE)  
NO : 6/998/2009**

Notary's Stamp



Solemnly affirmed before me by  
Jaykumar Anilbhai Jasani  
who is identified by Shri V. S. Dangar  
Advocate who is  
Personally Known to me on this  
15 day of  
Sept 2020  
- Rajkot.

**J. M. KUVADIYA  
NOTARY  
(Govt. of India)**

Page No. 20/2020  
Serial No. 267  
Receipt No. 267  
Date 15/9/2020

The Notary Public does not assume any responsibility / liability for legality of any contents of documents, identity of executors / witnesses / identifiers and fulfilment of any legal requirements

# SHIVAY ENTERPRISE

Revenue Survey No. 28p1/P2, Plot No 122, Near Nageshwar Jain Temple, Patel Chowk Jamnagar Road, Rajkot  
Mob. No. 96385 39851

Date :- 26.08.2020

TO WHOMSOEVER IT MAY CONCERN

We below named partners of **M/S. SHIVAY ENTERPRISE** developing the **SHREEMAD ONYX** situated at **Plot no. 122, Revenue survey no. 28/P/1/P/2(Ghanteshwar), Nr. Nageshwar Jain Temple, Ghanteshwar, Jamnagar Road, Rajkot, Gujarat-360006**, hereby authorized **Mr. JAYKUMAR ANILBHAI JASANI** as a promoter and signatory of our above mentioned project. Further he is authorized to act on behalf of firm with RERA Authority to give Information, Statements and Other necessary Explanation as required under law.

## NAME OF PARTNERS

## SIGNATURE

1. HARESHBHAI ARVINDBHAI SONDAGAR
2. ANILKUMAR KANTILAL JASANI
3. JAYKUMAR ANILBHAI JASANI

*H. A. Sondagar*

*Jasani Anil*  
*Jay*

ACCEPTENCE ,

I **JAYKUMAR ANILBHAI JASANI** Partner of **M/S. SHIVAY ENTERPRISE** accept to agree to act as promoter and authorized signatory of our firm's project **SHREEMAD ONYX**.

**M/s. SHIVAY ENTERPRISE**

*Jay*

**PARTNER**

**JAYKUMAR ANILBHAI JASANI**  
**(PARTNER), M/S. SHIVAY ENTERPRISE**



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty



Certificate No. : IN-GJ39585528551328S  
Certificate Issued Date : 15-Sep-2020 07:52 PM  
Account Reference : IMPACC (AC)/ gj13133211/ RAJKOT/ GJ-RA  
Unique Doc. Reference : SUBIN-GJGJ1313321117271550240019S  
Purchased by : SAGAR JANI ADVOCATE  
Description of Document : Article 4 Affidavit  
Description : AFFIDAVIT CUM DECLARATION  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHIVAY ENTERPRISE  
Second Party : Not Applicable  
Stamp Duty Paid By : SHIVAY ENTERPRISE  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



LB 0010498132

Statutory Alert:

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300-11 1022 111 48  
3-3-14-11

FORM B-1

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. JAYKUMAR ANILBHAI JASANI** duly authorized by the promoter of **M/S. SHIVAY ENTERPRISE** for Project **SHREEMAD ONYX** situated at **Plot no. 122, Revenue survey no. 28/P/1/P/2(Ghanteshwar), Nr. Nageshwar Jain Temple, Ghanteshwar, Jamnagar Road, Rajkot, Gujarat-360006**, vide his authorization dated 26.08.2020

I, **JAYKUMAR ANILBHAI JASANI** promoter of the proposed project/ duly authorized by the promoter **M/S. SHIVAY ENTERPRISE** of the proposed project **SHREEMAD ONYX**, do hereby solemnly declare, undertake and state as under;

1. I/We have entered into an agreement with **MAYURBHAI GHANSHYAMBHAI CHAVDA** by way of registered Development Agreement Registered Vide Document no. 1310 on date 20.02.2020 at sub Registrar office **RAJKOT-3** to develop the land bearing Plot no. 122, Revenue survey no. 28/P/1/P/2(Ghanteshwar), Nr. Nageshwar Jain Temple, Ghanteshwar, Jamnagar Road, Rajkot, Gujarat-360006 of **RAJKOT City**.

2. That, **MAYURBHAI GHANSHYAMBHAI CHAVDA** have/has legal title to the land on which the development of the proposed project is to be carried out.

AND

a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

~~That details of encumbrances (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.~~

3. That I/We will abide by all the condition of the Development Agreement and fulfill all my obligation 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 obligation under the Act towards the allottees of the units/apartments.

**M/s. SHIVAY ENTERPRISE**



**PARTNER**

**JAYKUMAR ANILBHAI JASANI**  
**(PARTNER), M/S. SHIVAY ENTERPRISE**

Verification

The contents of the affidavit cum declaration are true and correct and nothing material has been  
concealed by the Deponent.

Verity to me at RAJKOT, RAJKOT POSTAL COLONY, GUJARAT, on this

ENTERPRISE

PARTNER

STIFY

ANCAH

12/202

Witnessed by  
Jasani Jaykumar Anilbhai  
to me on this  
day of  
Rajkot.

J. M. KUVADIYA  
NOTARY  
(Govt of India)

20/2020

No. 268  
S. 1/2020



ભારત સરકાર  
Government of India



જસાણી જયકુમાર અનિલભાઈ  
Jasani Jaykumar Anilbhai  
જન્મ તારીખ / DOB : 05/12/1997  
પુરુષ / Male



8765 4350 9709

આધાર - સામાન્ય માણસનો અધિકાર

*[Signature]*



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
Unique Identification Authority of India

સરનામું: S/O: જસાણી અનિલભાઈ, નવલ  
નગર -9, બાલાજી ટ્રેઈલર પાર્ક, મવડી પ્લોટ  
રાજકોટ, રાજકોટ પોસ્ટલ કોલોની, ગુજરાત,  
360004

Address: S/O: Jasani Anilbhai, Naval  
Nagar -9, Near Balaji Trailor, Mavdi Plot,  
Rajkot, Rajkot Postal Colony, Gujarat,  
360004

8765 4350 9709

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

*[Signature]*

Verification

The contents of my affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at RAJKOT on this 15 day of SEP., 2020.



M/s. SHIVAY ENTERPRISE  
Partner

JAYKUMAR ANILBHAI JASANI  
(PARTNER), M/S. SHIVAY ENTERPRISE

IDENTIFY

Vimal S. Dangar  
(ADVOCATE)  
NO : 6/998/2009



Solemnly affirmed before me by  
Jaykumar Anilbhai Jasani  
who is identified by Shri. V. S. Dangar  
Advocate who is  
Personally Known to me on this  
15 day of  
SEP. 2020 - Rajkot.

J. M. Kuvadiya  
J. M. KUVADIYA  
NOTARY  
(Govt. of India)

Page No. 70/2020  
Serial No. 268  
Receipt No. 268  
Date. 15/9/2020

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सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

Certificate No. : IN-GJ39585350891613S  
Certificate Issued Date : 15-Sep-2020 07:51 PM  
Account Reference : IMPACC (AC)/ gj13133211/ RAJKOT/ GJ-RA  
Unique Doc. Reference : SUBIN-GJGJ1313321117271356980507S  
Purchased by : SAGAR JANI ADVOCATE  
Description of Document : Article 4 Affidavit  
Description : AFFIDAVIT CUM DECLARATION  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHIVAY ENTERPRISE  
Second Party : Not Applicable  
Stamp Duty Paid By : SHIVAY ENTERPRISE  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



**LB 0010498131**

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FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORISED 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. JAYKUMAR ANILBHAI JASANI** duly authorized by the promoter **M/S. SHIVAY ENTERPRISE** of the proposed project **SHREEMAD ONYX**, vide its/his/their authorization dated 26.08.2020  
AND
- 2) **Mr. MAYURBHAI GHANSHYAMBHAI CHAVDA** owner of the project land,

We, 1) **JAYKUMAR ANILBHAI JASANI** promoter of the proposed project / duly authorised by the promoter **M/S. SHIVAY ENTERPRISE** of the proposed project , AND 2) **MAYURBHAI GHANSHYAMBHAI CHAVDA** owner of the project land do hereby solemnly declare, undertake and state as under;

- A. We have entered into registered Development Agreement, Registered Vide Document no. 1310 on date 20.02.2020 at sub Registrar office RAJKOT-3 to develop the land bearing Plot no. 122, Revenue survey no. 28/P/1/P/2(Ghanteshwar), Nr. Nageshwar Jain Temple, Ghanteshwar, Jamnagar Road, Rajkot, Gujarat-360006 of RAJKOT City.
- B. That, **MAYURBHAI GHANSHYAMBHAI CHAVDA** have/has a legal title to the land on which the development of the proposed project is to be carried out.  
AND  
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.  
OR  
~~That details of encumbrance including details of any rights, title, interest or name of any party in or over such land, is attached herewith.~~
- C. That, we will abide by all the conditions of the Development Agreement and fulfill all our obligation 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 provision of section 17 of the RERA Act.





ભારત સરકાર

Government of India



જસાણી જયકુમાર અનિલભાઈ  
Jasani Jaykumar Anilbhai

જન્મ તારીખ / DOB : 05/12/1997

પુરુષ / Male



8765 4350 9709

આધાર - સામાન્ય માણસનો અધિકાર

*[Handwritten signature]*



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું: S/O: જસાણી અનિલભાઈ, નવલ  
નગર -9, બાલાજી ટ્રેઈલર પાર્ક, મવડી પ્લોટ,  
રાજકોટ, રાજકોટ પોસ્ટલ કોલોની, ગુજરાત,  
360004

Address: S/O: Jasani Anilbhai, Naval  
Nagar -9, Near Balaji Trailor, Mavdi Plot,  
Rajkot, Rajkot Postal Colony, Gujarat,  
360004

8765 4350 9709

1947  
1800 300 1947

help@uidai.gov.in

www.  
www.uidai.gov.in

*[Handwritten signature]*

M. G. Chavda



ભારત સરકાર  
Government of India

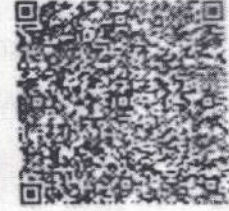


ચાવડા મયુર ઘનશ્યામભાઈ

Chavda Mayur Ghanshyambhai

જન્મ તારીખ/ DOB: 15/08/1985

પુરુષ / MALE



3611 5342 9646

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
Unique Identification Authority of India

સરનામું :

આર્યનગર-10, પેડક રોડ પાસે,  
રાજકોટ, રાજકોટ,  
ગુજરાત - 360003

Address:

aryanagar-10, near pedak road,  
Rajkot, Rajkot,  
Gujarat - 360003

DATE: 25/4/2017

3611 5342 9646



www

M. G. Chavda

- D. That, We undertake to sign and execute all the documents necessary for conveyance/Transfer of the apartment to the allottees, 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 the project.

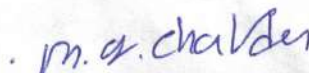
**M/s. SHIVAY ENTERPRISE**



**PARTNER**

1. JAYKUMAR ANILBHAJ JASANI  
(PARTNER), M/S. SHIVAY ENTERPRISE

**M/s. SHIVAY ENTERPRISE**



**PARTNER**

2. MAYURBHAJ GHANSHYAMBHAJ CHAVDA

**Verification**

The content of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by us at RAJKOT on this 15 day of sep, 2020.

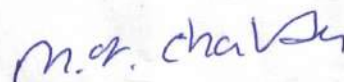


**M/s. SHIVAY ENTERPRISE**



**PARTNER**

1. JAYKUMAR ANILBHAJ JASANI  
(PARTNER), M/S. SHIVAY ENTERPRISE



2. MAYURBHAJ GHANSHYAMBHAJ CHAVDA



**IDENTIFY**

  
VIMAL S. DANGAR

(ADVOCATE)

NO : 6/998/2009



RENTAL

① Jotkumar Antibhui Jaisani

Solemnly affirmed before me by

② Mr. Anshu Chandra Chavhan

who is identified by Shri. R. S. Desai

Advocate who is

Personally Known to me on this

15 day of

Sept 2020 - Rajkot

Page No. 70/2020

Serial No. 266

Receipt No. 266

Date 15/9/2020



RENTAL

J. M. KUVADIYA

NOTARY

(Govt. of India)

RENTAL

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