

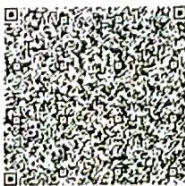


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ94195446587259U
Certificate Issued Date : 22-Jan-2022 06:10 PM
Account Reference : IMPACC (AC)/ gj13010711/ MEHSANA/ GJ-MS
Unique Doc. Reference : SUBIN-GJGJ1301071121770940543536U
Purchased by : PRAVINBHAI CHAUDHARI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : LABH DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : LABH DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

SERIAL No. 1084/2022
BOOK No. 112
PAGE No. 141
RECEIPT NO. 1084
DATE 22-01-2022



KC 0025258954

File No. 28/2022

Page No. 1

This stamp certificate should be verified at www.shrestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India. If the certificate is not available on the website / Mobile App renders it invalid.

Form B

Rules 3 (1) of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

Affidavit cum Declaration

Project name: "SHIVAM GREEN"; Situated on the Plot Bearing Revenue Survey No. 2280 (Old Revenue Survey No. 582 to 586/16), Village **Palanpur**, Taluka: **Palanpur**, District **Banaskantha-385001**

Affidavit cum declaration of **Mr. Pravinbhai Chaudhary** duly authorized by the promoter of the proposed project "SHIVAM GREEN" vide its authorization dated 20/01/2022;

I **Mr. Pravinbhai Chaudhary** duly authorized by **Labh Developers**, the promoter of the proposed project "SHIVAM GREEN", do hereby solemnly declare, undertake and state as under that:

1. **Mr. Faljibhai Ganeshbhai Chaudhary and Dhirajbhai Somabhai Patel** have a legal title to the land on which development of the project is proposed project is to be carried out
AND
A legally valid authentication 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 land is free from all encumbrances.
3. The time period within which the project shall be completed by us is **31st December, 2026**.
4. Seventy percent of the amounts realized by 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. 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 account 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. We shall take all the pending approvals on time, from the competent authorities.

9. We have furnished such other documents as have been prescribed by the rules and regulations made under the act.



For, Labh Developers

(Pravinbhai Chaudhary)
Authorised Signatory



Verification

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

Verified by Me Pravinbhai Chaudhary at Mehsana on this 22th day of July 2022.



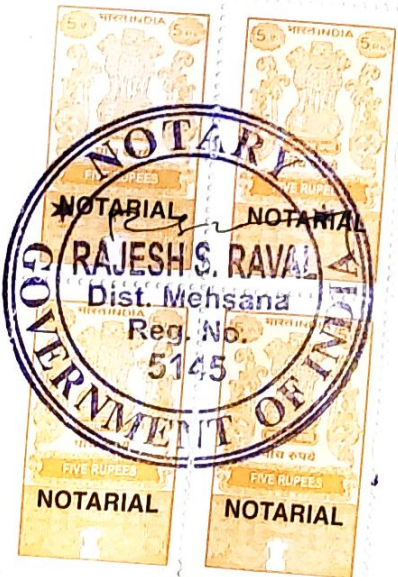
For, Labh Developers

(Pravinbhai Chaudhary)
Authorised Signatory



Solemnly Affirmed & Signed
BEFOR ME

RAJESH S. RAVAL
Notary & Advocate
S-7, SF, Jilla Panchayat Market,
Nr. Civil Hospital, Mehsana-1.





सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ94195682923191U

Certificate Issued Date : 22-Jan-2022 06:10 PM

Account Reference : IMPACC (AC)/ gj13010711/ MEHSANA/ GJ-MS

Unique Doc. Reference : SUBIN-GJGJ1301071121771411744222U

Purchased by : PRAVINBHAI CHAUDHARI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : Not Applicable

Consideration Price (Rs.) : 0

(Zero)

First Party : LABH DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : LABH DEVELOPERS

Stamp Duty Amount(Rs.) : 300

(Three Hundred only)

SERIAL No. 1085/2022
BOOK No. 112
PAGE No. 141
RECEIPT NO. 1085
DATE 24-01-2022



KC 0025258955

Form B-1

[Gujarat RERA Order-23 Dt.23/05/2019]

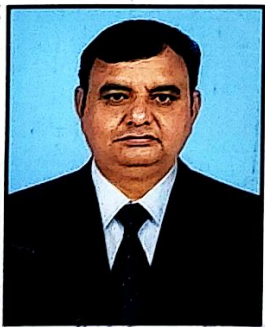
DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

Affidavit cum declaration of **Mr. Pravinbhai Chaudhary** duly authorized by the promoter **Labh Developers** of the proposed project **Shivam Green**, vide its authorization dated **20/01/2022**;

I, **Mr. Pravinbhai Chaudhary** 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 **Mr. Faljibhai Ganeshbhai Chaudhary and Dhirajbhai Somabhai Patel** by way of registered Development agreement, registered on date 10th January, 2022 at sub registrar office Palanpur to develop the land bearing survey Bearing Revenue Survey No. 2280 (Old Revenue Survey No. 582 to 586/16), Village **Palanpur**, Taluka: **Palanpur**, District **Banaskantha-385001**.
2. That **Mr. Faljibhai Ganeshbhai Chaudhary and Dhirajbhai Somabhai Patel** have 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 title of such land along with an authentication copy of the agreement between such owner and me/us (the promoter) for development for the real estate project is enclosed herewith, and the said land is free from all encumbrances.
3. That I/We will abide by all the conditions of the Development agreement and fulfill all my obligations under the said agreement, specially the obligation of making the full payment 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 unit/apartments.



For, Labh Developers

(Pravinbhai Chaudhary)

Authorised Signatory

Verification



The contents of my above affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

Verify by me at Mehsana on this 22th day of July, 2022



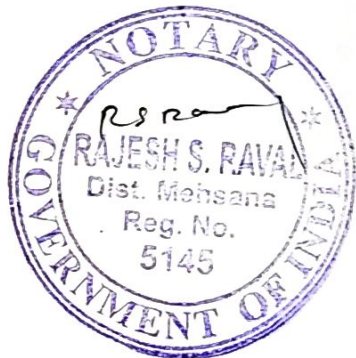
For, Labh Developers

(Pravinbhai Chaudhary)
Authorised Signatory



Solemnly Affirmed & Signed
BEFOR ME

RAJESH S. RAVAL
Notary & Advocate
S-7, SF, Jilla Panchayat Market,
Nr. Civil Hospital, Mehsana-1.



Form B-2

[Gujarat RERA Order-23 Dt.23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT,

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. Mr. Pravinbhai Chaudhary duly authorized by the promoter of the proposed project "SHIVAM GREEN" vide its authorization dated 20/01/2022;

AND

2. Mr. Faljibhai Ganeshbhai Chaudhary and Dhirajbhai Somabhai Patel

We, 1) Mr. Pravinbhai Chaudhary duly authorized by the promoter Labh Developers of the proposed project SHIVAM GREEN, AND

2) Mr. Faljibhai Ganeshbhai Chaudhary and Dhirajbhai Somabhai Patel, owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered development agreement/ Development Agreement, Registered on date 4th January, 2021 at sub registrar office Palanpur to develop the land bearing Revenue Survey No. 2280 (Old Revenue Survey No. 582 to 586/16), Village Palanpur, Taluka: Palanpur, District Banaskantha-385001
- B. That Mr. Faljibhai Ganeshbhai Chaudhary and Dhirajbhai Somabhai Patel have a legal title to the land on which the development of the proposed project is to be carried out.

AND

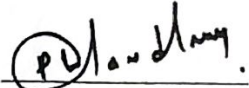
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all the encumbrances.

- C. That, we will abide by all the conditions of the Development agreement and fulfill all our obligations under the said agreement, specifically the obligations 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.



For, Labh Developers

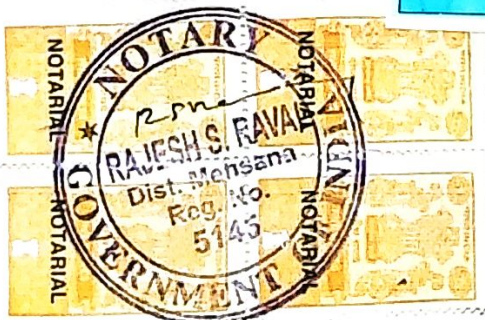

(Pravinbhai Chaudhary)
Authorised Signatory



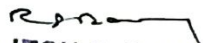

Faljibhai Chaudhary

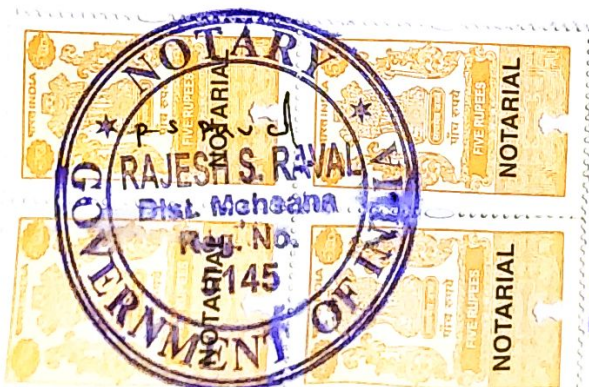



Dhirajbhai Patel



Solemnly Affirmed & Signed
BEFOR ME


RAJESH S. RAVAL
Notary & Advocate
S-7, SF, Jilla Panchayat Market,
Nr. Civil Hospital, Mehsana-1.



Certified to be the TRUE COPY
the Original Document


RAJESH S. RAVAL-NOTARY
NOTARY GOVT. OF INDIA, MEHSANA



Verification

The contents of our above joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verify by us at Mehsana on this 22th day of July, 2022



For, Labh Developers

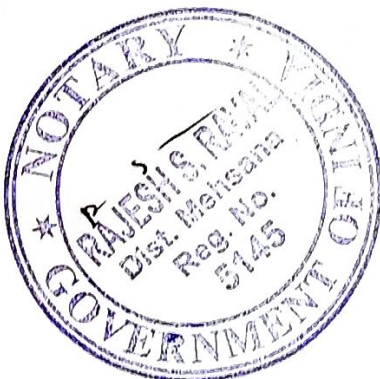
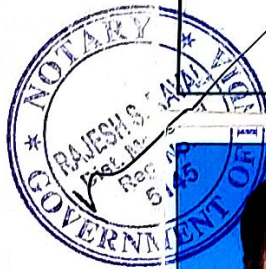
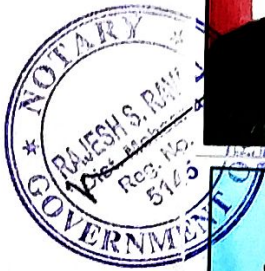
(Pravinbhai Chaudhary)
Authorised Signatory



Faljibhai Chaudhary

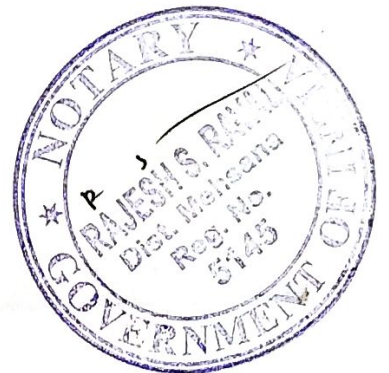


Dhirajbhai Patel



Certified to be the TRUE COPY
the Original Document

RAJESH S. RAVAL-NOTARY
NOTARY GOVT. OF INDIA, MEHSANA



LABH DEVELOPERS

=====

Date: 20th January, 2022

Authority Letter

We, all partners of a Partnership Firm promoter of project "**Shivam Green**" do hereby authorise and appoint **Mr. Pravinbhai Chaudhary**, one of the partner as an Authorised Signatory and Project Head for the said project.

Mr. Pravinbhai Chaudhary is hereby authorised to provide details, sign documents, and to do all the necessary things as he deem fit for approval and registration of the project with AUDA, RERA and all other statutory authorities.

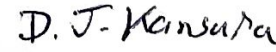
We all the partners of the firm **Labh Developers** Partnership firm are giving our consent to the above written fact with full and conscious mind with joint liability.

For, Labh Developers

1) Mr. Pravinbhai Chaudhary



2) Mr. Devanshu Kansara





INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

SERIAL No. 7237202 2
BOOK No. 125
PAGE No. 111
RECEIPT NO. 7232
DATE 09/05/2022

Certificate No.

IN-GJ55258050914013U

Certificate Issued Date

09-May-2022 07:35 PM

Account Reference

IMPACC (AC)/ gj13010711/ MEHSANA/ GJ-MS

Unique Doc. Reference

SUBIN-GJGJ1301071142313762758086U

Purchased by

PRAVINBHAI CHAUDHARY

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

Not Applicable

Consideration Price (Rs.)

0
(Zero)

First Party

LABH DEVELOPERS

Second Party

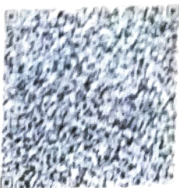
Not Applicable

Stamp Duty Paid By

LABH DEVELOPERS

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



ICC 0025414618

Affidavit cum Declaration

Affidavit cum declaration of Mr Pravinbhai Chaudhary Promoter / Duly authorized Signatory of Labh Developers for Project Shivam Green situated on Plot bearing Revenue Survey No. 2280 (Old Revenue Survey No. 582 to 586/16) Village Palanpur, Taluka Palanpur, District Banaskantha.

I, Pravinbhai Chaudhary authorized signatory of project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under,

Our project Shivam Green is in the Palanpur Area Development Authority area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network Palanpur Area Development Authority with prior permission of Palanpur Area Development Authority prior to giving possession to allottees.

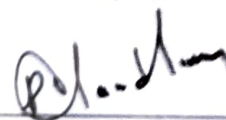
I/we further undertake that I/We will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

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

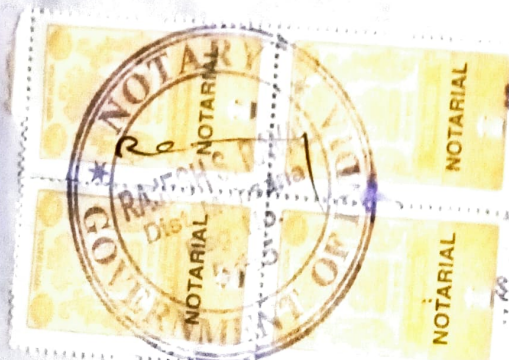
We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

For, Labh Developers

X



Pravinbhai Chaudhary
Authorised Signatory



Solemnly Affirmed & Signed
BEFOR ME

RAJESH S. RAVAL
Notary & Advocate
87, 88, 89, Panchayat Market,
Hospital, Moksana-1.

