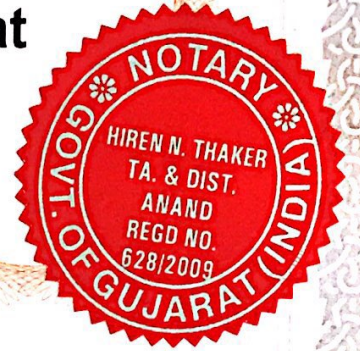




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ76433585794416S
Certificate Issued Date : 21-Feb-2020 12:33 PM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171192693778628559S
Purchased by : MONISH UMEDBHAI VIRANI
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MONISH UMEDBHAI VIRANI
Second Party : Not Applicable
Stamp Duty Paid By : MONISH UMEDBHAI VIRANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



NOTARY



LB 0000581911

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sharestamp.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.



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

Affidavit-cum-Declaration of Mr./Ms. Ashirwad Procon Pvt Ltd. (C/o Monish Umedbhai Virani, Director) Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 1st January-2020

I, Monish Umedbhai Virani (Director) Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter have a legal title to the land on which the development of the 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. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/Promoter is 31-December-2022.

4. That, seventy per cent of the amounts realized by me/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, I /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

ASHIRWAD PROCON PRIVATE LIMITED

NOTARY


DIRECTOR



project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

ASHIRWAD PROCON PRIVATE LIMITED


DIRECTOR

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 19th day of January-2020.

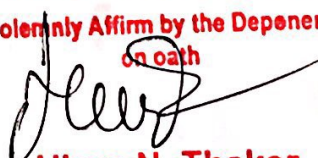
Deponent

ASHIRWAD PROCON PRIVATE LIMITED


DIRECTOR

NOTARY



Reg. No. 4663742
Date : 21/1/2020
Solemnly Affirm by the Deponent
on oath

Hiren N. Thaker
Notary (Govt. Gujarat)

HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India
Mo.: 9428403536

F-21, Shree Ramvihar Complex, Near Iskon Mandir, Opp. V.V.C.C. Bank, V. V. Nagar - 388 120.
Ph.: (O) (02692) 232209 | E-mail ID : monish2311@gmail.com

Ref. No.: **CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY, HELD ON 1st JANUARY, 2020 FOR APPOINTMENT OF MR. MONISH UMEDBHAI VIRANI AS AUTHORISED REPRESENTATIVE, FOR REGISTRATION OF REAL ESTATE PROJECT "BHUDEVI SANKUL" WITH GUJARAT REAL ESTATE REGULATORY AUTHORITY, AND FOR OTHER INCIDENTAL MATTERS THERETO,**

RESOLVED THAT Mr. Monish Umedbhai Virani (Director) be and is hereby appointed as Authroised representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the company in connection with registration of its real estate project "Bhudevi Sankul" with Gujarat Real Estate Regulatory Authority and matters incidental thereto.

Certified to be true

For Ashirwad Procon Pvt.Ltd.

Directors

All Directors Signature

1. Monish Umedbhai Virani
2. Firojbhai Hasanbhai Virani
3. Guljarben Firojbhai Virani
4. Mumtajben Rajubhai Virani

ASHIRWAD PROCON PRIVATE LIMITED

Monish

DIRECTOR

ASHIRWAD PROCON PRIVATE LIMITED

Firojbhai

DIRECTOR

ASHIRWAD PROCON PRIVATE LIMITED

Guljarben

DIRECTOR

ASHIRWAD PROCON PRIVATE LIMITED

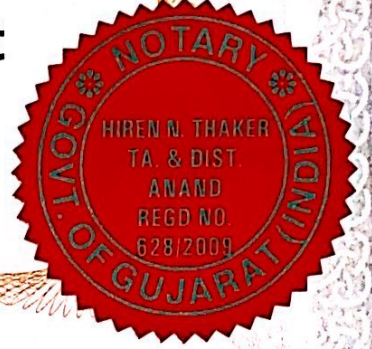
Mumtajben

DIRECTOR

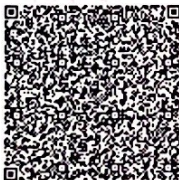


सत्यमेव जयते

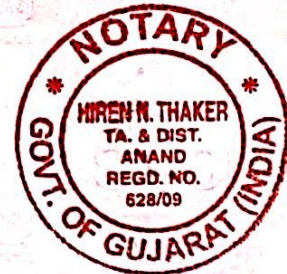
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ90576657933807S
Certificate Issued Date : 19-May-2020 01:43 PM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171120538586464187S
Purchased by : MONISH U VIRANI
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : MONISH U VIRANI
Second Party : Not Applicable
Stamp Duty Paid By : MONISH U VIRANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



NOTARY



LB 0000277005

Statutory Alert:

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2. The responsibility of checking the legitimacy is on the users of the certificate.
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NOTARY

Affidavit

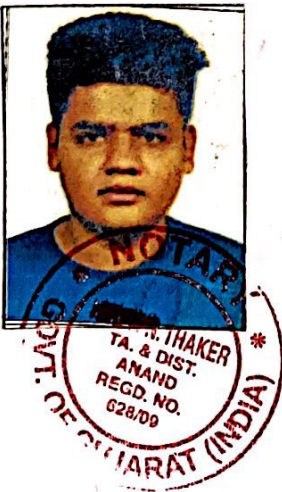
Affidavit cum declaration of Mr. Monish U Virani (Director, Ashirwad Procon Pvt Ltd)
Promoter /Duly authorized Signatory of Ashirwad Procon Pvt Ltd for Project Bhudevi
Sankul at C.S.No. 808, Plot No K-62, Moje- Vallabh Vidhyangar, Ta.Anand,
Dist. Anand.

I Monish U Virani authorized Signatory by the promoter Ashirwad Procon Pvt Ltd do
hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No
PR/ANAND/ANAND/ANAND TPO/200321/009053 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA
Carpet area. But the form – 3 submitted by me as prepared by chartered accountant
Mr.Hasanabbas G Momin, M.No.138127 is showing RERA Carpet area, which is true &
correct according to my best knowledge. I am aware that from 31/08/2019 it is
mandatory to pay RERA registration fees as per carpet area vide notification no –
GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in
fees as per form – 3 carpet area calculation, I/We are bound to pay the same.

Promoter



ASHIRWAD PROCON PRIVATE LIMITED

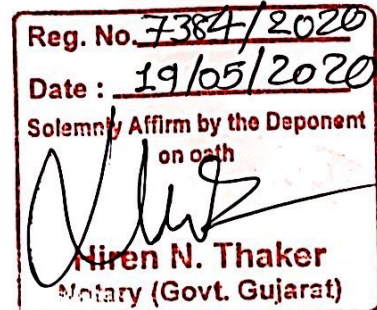
Monish U Virani
DIRECTOR

IDENTIFIED BY ME

~~ADVOCATE/PERSON~~

Name,

.....



HIREN N. THAKER

Advocate-Notary

"Drashti" Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar
Dist. Anand, Gujarat, India
Mo. : 94284 03536