



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ39126931670501U
Certificate Issued Date : 03-Oct-2022 04:51 PM
Account Reference : IMPACC (AC)/ gj13174711/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1317471107466443377757U
Purchased by : DHARMESH SEJPAL
Description of Document : Article 21 Copy or Extract
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : DHARMESH SEJPAL
Second Party : Not Applicable
Stamp Duty Paid By : DHARMESH SEJPAL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0010507784

Statutory Alert

1. The authenticity of this Stamp Certificate can be verified at www.echilestamp.com or using e-Stamp Mobile App of State Hearing.
2. Any discrepancy in the details on this certificate can be reported to the website / Mobile App or to the State Hearing.
3. In case of any discrepancy please inform the Government immediately.

FORM 'B'

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. Dharmesh Lalitbhai Sejpal (Authorised Partner of Aaryaa Construction)** one of the Partner of the **Karma Pride Residency** duly authorized by the other Partners of the project **Karma Pride Residency**, vide it's authorization dated **01/05/2022**;

I, **Mr. Dharmesh Lalitbhai Sejpal (Authorised Partner of Aaryaa Construction)**, promoter of the **Karma Pride Residency** and duly authorized by the other Promoter of the project **Karma Pride Residency** do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed.
That the said land is free from all encumbrances.
That the time period within which the project shall be completed by promoter is 31/03/2025.
4. That seventy per cent of the amounts realized 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/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. That I/ Director shall take all the pending approvals on time, from the competent authorities.
9. That I/ Director have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

P. L. Sedpai

(Deponent)

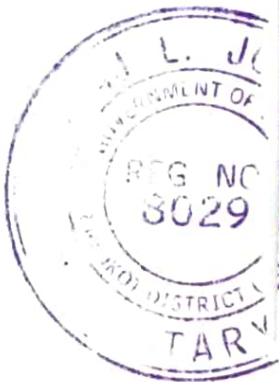
Verification

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

Verify by me at Rajkot on this 04th day of October, 2022.

P. L. Sedpai

(Deponent)



Solemnly affirmed before me by
Charmesh Lallibhai
Sedpai

who is
Identified by Shri. Haridh Kachang
Advocate who is personally known to
me on this 7 day of Oct 2022

P. L. Jotangia

Page No. 494 P. L. JOTANGIA
Serial No. 16441 NOTARY
Receipt No. 16442
Date 7/10/22



સામાન્ય સરકાર
Government of India
સેજપાલ ધર્મેશ લલિતભાઈ
Sejpal Dharmesh Lalitbhai
જન્મ તારીખ / DOB : 08/11/1975
પુરુષ / Male

7628 9857 7520

આધાર - સામાન્ય માણસનો અધિકાર

D. L. Sejpal

સરકાર
સરથી, નવલનગર મેઈન રોડ, ન્યૂ
ધોલકીયા વિદ્યાલય સામે, મવડી રોડ,
રાજકોટ, રાજકોટ પોસ્ટલ કોલોનીની,
ગુજરાત, 360004

Address:
Sarathi, Navalnagar Main Road,
Opp New Dholakiya School,
Mavdi Road, Rajkot, Rajkot Postal
Colony, Gujarat, 360004

7628 9857 7520

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

AARYAA CONSTRUCTION.

Laxminagar Street No.4, Near Bhagyalaxmi Store, Nanamava Road, Rajkot.

LETTER OF AUTHORITY

We, Jyoti Lalitbhai Sejpal, Jyotsnaben Vithhalbhai Rayththa, Bhaveshbhai Ratilal Sejpal, Ilaba Jogendrasinh Jadeja, Mayursinh Jogendrasinh Jadeja, Kirpalsinh Ravubha Rayjada, Gitaben Girishbhai Solanki, Ashwinbhai Manharlal Valambhiya, and Girishbhai Khimjibhai Solanki, Partners of **M/s. Aaryaa Construction**, Rajkot, do hereby authorize, **Shri Dharmesh Lalitbhai Sejpal** to represent us in connection with Matters related to RERA also, He is authorized to receive notices, correspondence, certificates, orders etc. from the Real Estate Regulatory Authority on our behalf.

This Authorization will remain in force until we duly cancel it.

Following Partners sign and agree the same:

Partners Name

1. Jyoti Lalitbhai Sejpal

Sign
AARYAA CONSTRUCTION.
J.L.S

PARTNER.
AARYAA CONSTRUCTION.
J.V.R.

2. Jyotsnaben Vithhalbhai Rayththa

PARTNER.

3. Bhaveshbhai Ratilal Sejpal

AARYAA CONSTRUCTION.

બા રાજેશ સેજપાલ
PARTNER.

4. Ilaba Jogendrasinh Jadeja

AARYAA CONSTRUCTION.

ઇલાબા જોગેન્દ્રસિંહ જાડેજા
PARTNER.

5. Mayursinh Jogendrasinh Jadeja

AARYAA CONSTRUCTION.

માયુરસિંહ જોગેન્દ્રસિંહ જાડેજા
PARTNER.

6. Kirpalsinh Ravubha Rayjada

AARYAA CONSTRUCTION.

કિરપાલસિંહ રાવુભા રાયજાડા
PARTNER.

AARYAA CONSTRUCTION.

Laxminagar Street No.4, Near Bhagyalaxmi Store, Nanamava Road, Rajkot.

7. Gitaben Girishbhai Solanki

AARYAA CONSTRUCTION.

ગીતાબેન જી ગોલંકી
PARTNER.

8. Ashwinbhai Manharlal Valambhiya

AARYAA CONSTRUCTION.

અશ્વિન રામ. વાલંભીયા
PARTNER.

9. Girishbhai Khimjibhai Solanki

AARYAA CONSTRUCTION.

ગીરીશ રામજી
PARTNER.

I, **Dharmesh Lalitbhai Sejpal**, being Director of **M/s. Aaryaa Construction**, do hereby declare that, I am ready to act as the authorized signatory on behalf of **M/s. Aaryaa Construction**.

AARYAA CONSTRUCTION.

D. L. Sejpal
PARTNER.

(Dharmesh Lalitbhai Sejpal)

Place: Rajkot

Date: 01-05-2022



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

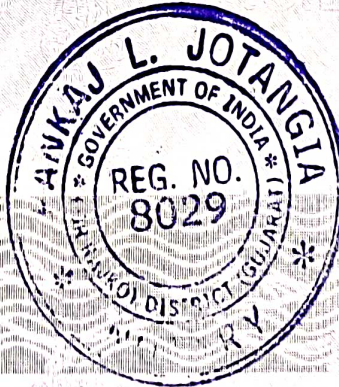
₹300

0025541640

Certificate No. : IN-GJ59975751420302U
Certificate Issued Date : 15-Nov-2022 03:49 PM
Account Reference : IMPACC (AC)/ gj13079511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1307951148584452738120U
Purchased by : JEMIN RATHOD
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SEJPAL DHARMESH LALITBHAI
Second Party : Not Applicable
Stamp Duty Paid By : SEJPAL DHARMESH LALITBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300



IN-GJ59975751420302U

JD 0025541640

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.

FORM B-1

[GujaratRERA Order – 23 dt. 23/05/2019]

**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. Dharmesh Lalitbhai Sejpal (Authorised Partner of Aaryaa Construction) Promoter of the proposed project/ duly authorised by the promoter of the proposed project, vide its/his/their authorisation dated 01/05/2022.

I, Dharmesh Lalitbhai Sejpal Authorised promoter of the proposed project / duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I have entered into agreement with Ms. Nimishaben Gauravbhai Pandya For project of Karma Pride Residency (Residential Project) by way of registered Development agreement, registered on date 19/06/2019 at sub registrar office Rajkot to develop the land bearing survey No. 3110 plot no. 27 and 28 FP no. 24 admeasuring 914.37 sq. mts. Area, Rajkot. :
2. That Mrs. Nimishaben Gauravbhai Pandya have 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 encumbrances.

OR

That details of encumbrances there is no charge or Mortgage on this land including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That I will be abide by all the conditions of the Development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards considerations 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 fulfilment of my/our obligations under the act towards the allottees of the units/apartments.

D. L. Sejpal

Deponent

Verification

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

Verify by Mr Dharmesh Lalitbhai Sejpal (Authorised Partner of Aaryaa Construction) at Rajkot on this 14th November day of 2022.

D. L. sejpal

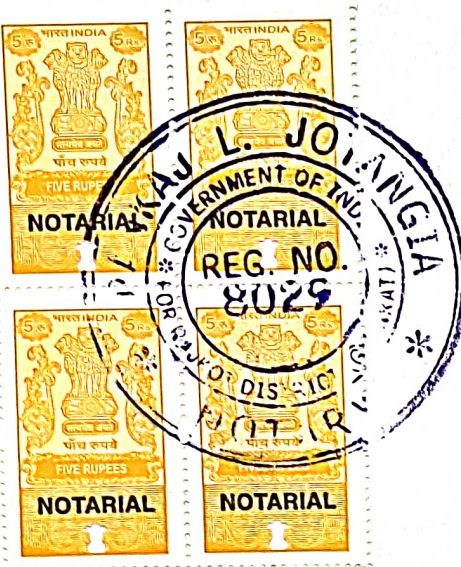
Deponent



Solemnly affirmed before me by
Dharmesh Lalitbhai
Sejpal who is
Identified by Smt. Hardik Kachbhai
Advocate who is personally known to
me on this 16 day of Nov 2022

P. L. JOTANGIA
NOTARY

Page No. 549
Serial No. 18260
Receipt No. 18260
Date 16/11/22





भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card



AVFPS9450A

नाम / Name
DHARMESH LALITBHAI SEJPAL

पिता का नाम / Father's Name
LALITBHAI RATIBHAI SEJPAL

जन्म की तारीख /
Date of Birth
08/11/1975

हस्ताक्षर / Signature
D. L. Sejpal



11032019

D. L. Sejpal



सत्यमेव जयते

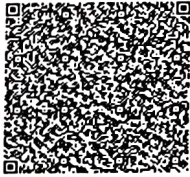
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

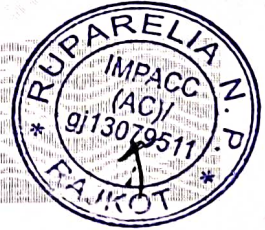
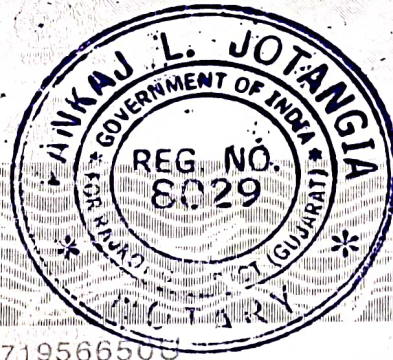
₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ59977271956650U
Certificate Issued Date : 15-Nov-2022 03:50 PM
Account Reference : IMPACC (AC)/ gj13079511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1307951148581576173069U
Purchased by : JEMIN RATHOD
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SEJPAL DHARMESH LALITBHAI
Second Party : Not Applicable
Stamp Duty Paid By : SEJPAL DHARMESH LALITBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

₹300



IN-GJ59977271956650U



JID 0025541641

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FORM B-2

[Gujarat RERA Order – 23 dt 23/05/2019]

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

Join affidavit cum declaration of,

- 1) Mr. Dharmesh Lalitbhai Sejpal (Authorised Partner of Aaryaa Construction) Promoter of the proposed project /duly authorised by the promoter of the proposed project, vide its/his/their authorisation dated 01/05/2022;

AND

- 2) Ms. Nimishaben Gauravbhai Pandya Owner of the project land/ duly authorised by the owner/lessor of the project land, vide its/his/their authorization dated 19/06/2019;

We, 1) Mr. Dharmesh Lalitbhai Sejpal (Authorised Partner of Aaryaa Construction) promoter of the proposed project duly authorised by the promoter of the proposed project / duly authorised by the promoter of the proposed project, AND 2) Nimishaben Gauravbhai Pandya owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement, Registered on date 19/06/2022 at sub Registrar Office Rajkot to develop the land Bering survey No. 3110 plot no. 27 and 28 FP no. 24 admeasuring 914.37 sq. mts. Area, Rajkot.;
- B. That Nimishaben Gauravbhai Pandya 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 encumbrances.

OR

That details of encumbrances there is no charge or Mortgage on this land including details of any rights title, interest or name of any party or over such land, is attached herewith.

- C. That, we will be abide by all the conditions of the Development agreement and fulfil all our obligations under the said agreement, specifically the obligations of transfer of title to the allottees of the apartment and/or association 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) D. L. Sejpal

2) N. g Pandya

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 Rajkot on this 14th November day of 2022.



Deponent 1) D. L. Sejpal

2) N. g Pandya



Signed before me by Dhermendra Lalji Shew

Sejpal who is

Identified by Shri Herdik Kachhava

Advocate who is personally known to

me on this 16 day of Nov 2022

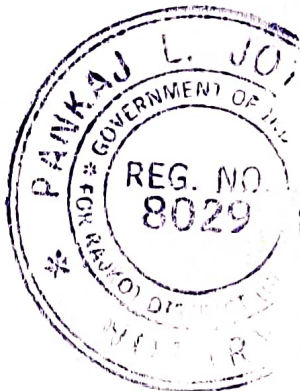
Page No. 649

Serial No. 18277

Receipt No. 18277

Date 16/11/22

P. L. JOTANGIA
NOTARY





ભારત સરકાર
Government of India
સેજપાલ ધર્મેશ લલીતભાઈ
Sejpal Dharmesh Lalitbhai
જન્મ તારીખ / DOB : 08/11/1975
પુરૂષ / Male

7628 9857 7520

આધાર - સામાન્ય માણસનો અધિકાર

D. L. Sejpal

આધાર
Unique Identification Authority of India

સરનામું:
સારથી, નવલનગર મેઇન રોડ, ન્યૂ
ધોળકીયા વિદ્યાલય સામે, મવડી રોડ,
રાજકોટ, રાજકોટ પોસ્ટલ કોલોનીની,
ગુજરાત, 360004

Address:
Sarathi, Navalnagar Main Road,
Opp New Dholakiya School,
Mavdi Road, Rajkot, Rajkot Postal
Colony, Gujarat, 360004

7628 9857 7520

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

D. L. Sejpal

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AGMPP3195R

नाम /NAME

NIMISHA GAURAV PANDYA

पिता का नाम /FATHER'S NAME

SHANTILAL LALLUBHAI DESAI

जन्म तिथि /DATE OF BIRTH

09-04-1959

हस्ताक्षर /SIGNATURE

NgPandya

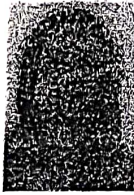
रावण
आयकर आयुक्त, सूरत

COMMISSIONER OF INCOME-TAX, SURAT

NgPandya



सर्वोच्च न्यायालय
Supreme Court of India



पंड्या निमीषा गौरव
Pandya Nimisha Gaurav

जन्म वर्ष / Year of Birth : 1959
स्त्री / Female



6207 8915 5187

आधार - सामान्य माहसुली अधिकार

NgPandya