



IN-GJ84765559245888V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. 2853
Date: 15/06/2023

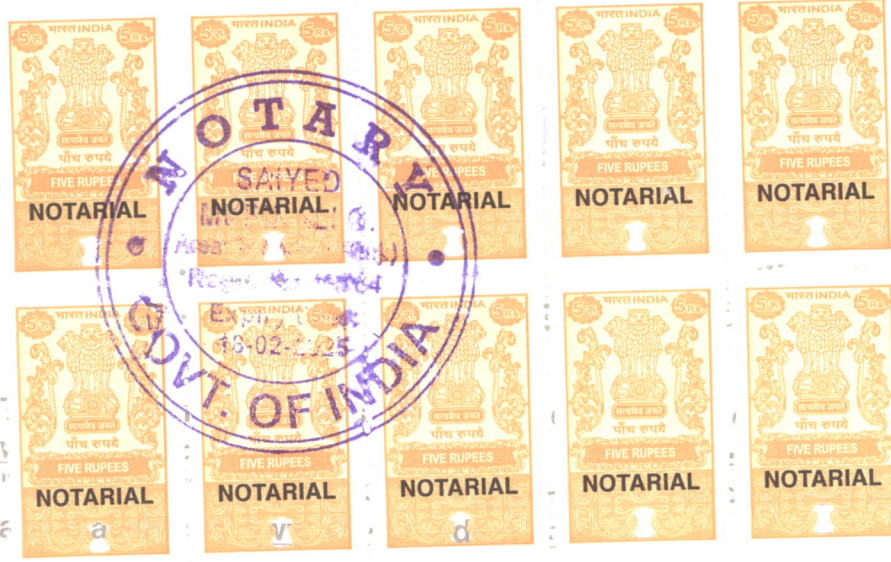
Certificate No. : IN-GJ84765559245888V
Certificate Issued Date : 15-Jun-2023 09:48 AM
Account Reference : IMPACC (SV)/ gj13117304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1311730495498351052420V
Purchased by : Vishal Dabhi
Description of Document : Article 29 Indemnity Bond
Description : Declaration
Consideration Price (Rs.) : 0
(Zero)
First Party : Pratham Properties
Second Party : Not Applicable
Stamp Duty Paid By : Pratham Properties
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IE 0004800541

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.
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3. In case of any discrepancy please inform the Competent Authority.



- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of **"Pratham Properties", a registered partnership firm** through its authorised Signatory **Shobhit Hasmukhbhai Shah** age about: 45 years, Occupation: Service, C/o at "Pratham", Makrand Desai Road, Gotri, Vadodara-07 as a **Promoter** of Project Name **"Pratham Plaza Tower-D"**, Total One Tower and Total 20 Residential Units/Flats being developed upon R.S.No. 20/1, 20/2 Part, Sub Plot No. 82 Paiki, City Survey No. 442 Part of Village: Akota, Taluka: Vadodara do hereby solemnly declare undertake and state on oath in compliance of section-17 of the Real Estate (Regulation and Development) Act, 2017 as under:

1. That I/promoter have a legal title to the land on which the development of the Proposed Phase/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 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 phase/project shall be completed by promoter is 31-12-2024.
4. That seventy percentage of amount realised by promoter for the real estate project from the Allottees, from time to time, shall be in deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from separate account, to cover the cost of the phase/project shall be withdrawn in portion to the 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 chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the phase/project.
7. That promoter 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 that audit that the amount collected for a particular project have been utilised

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

8. That promoter shall take all pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Pratham Properties



Deponent
Authorised Signatory

Verification

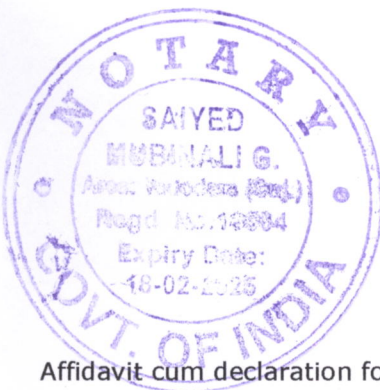
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed therefrom.

Verified at Vadodara on this Day of of 2023.

For Pratham Properties

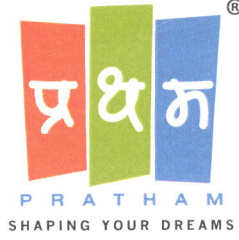


Deponent



Solemnly affirmed / Declared
Sworn Before me by.....


SAIYED MUBINALI G.
NOTARY (Govt. of India)



Date: 07-06-2023

AUTHORITY LETTER

We the partners of **PRATHAM PROPERTIES**, having registered place of business at : "PRATHAM", Makrand Desai Road, Gotri, Vadodara-390 007, State: Gujarat do hereby authorized Shri. **Shobhit H. Shah** to represent us for any compliance related to RERA for the project Pratham Plaza Tower-D, Akota, Vadodara.

Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Date: 07-06-2023

Place: Vadodara

<u>Name of Partners</u>	<u>Signature</u>
JAYANT SHANTILAL SANGHVI	
VISHAKHA JAYANT SANGHVI	
PRATHAM REALTY PRIVATE LIMITED	



ગુજરાત ગુજરાત GUJARAT

BD 902700

અનુક્રમ નંબર: ૨૮૧૭૧- તા: ૨૦/૧૫ ૨૦૧૭ રા. ૪૦૦૨
ખરીદનારનું નામ: જુહાપુરા પાંચ ૨૧૬૦
સરનામું: જુહાપુરા, ૪૪૪ નં. ૬ દોર્યાવ રોડ, ગાંધીધામ, વડોદરા
હસ્તે: ૧૨/૧૫ રાહી: ૧૨/૧૫
સ્ટેમ્પ વેગર ૨૨૨૧
શ્રીમતી શ્રીમતી જી. રામકૃષ્ણ સોદાવાલા
તા. ૮/૧૧/૨૦૦૧
શ્રીમતી. જી. રામકૃષ્ણ, કેળાસ કોમ્પ્લેક્સ, દાસી વિસ્થાપન મહાદેવ મંદિરની બાજુમાં, વી.પી.સી. કુલેલી રોડ, વડોદરા. ફોન: ૨૩૨૧૪૦૦



SPECIFIC POWER OF ATTORNEY

Regd. No.: 6770

Date: 27/12/2017

KNOW ALL MEN BY THESE PRESENTS THAT We,

1. **Jayant Shantilal Sanghvi** age about adult, occupation: business, residing at: "PRATHAM", Makrand Desai Road, Gotri, Vadodara-07, Gujarat.
2. **Vishakha Jayant Sanghvi** age about adult, occupation: business, residing at: "PRATHAM", Makrand Desai Road, Gotri, Vadodara-07, Gujarat.
3. **Chandrakant Jayantilal Doshi** age about adult, occupation: business, residing at: "PRATHAM", Makrand Desai Road, Gotri, Vadodara-07,

SPOA_frm_PPRT to SHS for RERA

Page 1 of 3

I. Sm.

Shanghai

Fr.

4. **Pratham Realty Private Limited** a registered company under the Indian Company registration act 1956, having its registered office at: "PRATHAM", Makrand Desai Road, Gotri, Vadodara-07, Gujarat above all are Partners of **M/s. Pratham Properties** a Partnership Firm, registered under the Partnership Act, 1932, having its Registered office at: "PRATHAM", Makrand Desai Road, Gotri, Vadodara-07, Gujarat, do hereby state as follows:

WHEREAS we are unable to attain and manage affairs relating to the said Partnership Firm M/s. PRATHAM PROPERTIES as its partner due to our preoccupations and whereas in the circumstances aforesaid, it is necessary and also expedient for us to appoint an agent to look affairs relating to the said Firm for carrying out the activities specified hereunder.

To sign/upload/file/submit/execute the necessary applications, documents, affidavits, declarations, papers, registers, forms and other documents which are necessary for registration of project of promoter "Pratham Properties" and to do all act necessary for project registration in RERA on behalf of promoter Pratham Properties. All terms and conditions of the registration will be applicable to the Promoter Pratham Properties only. This power of attorney is assigned only for the purpose of registration of project of the promoter and other documentation and submissions which are to be done on behalf of the Promoter for the project as per RERA.

And generally to do all acts, deeds and things as may be necessary on behalf of the said Firm to all intents and purposes for the registration and submission of necessary documents for project of Pratham Properties as a Promoter as per RERA which we could do in our own person.

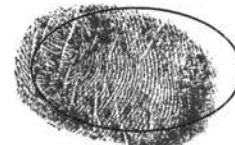
And we the undersigned do hereby agree and undertake to ratify all such acts deeds things matters as our said Attorney shall deem fit, proper and lawfully or shall do or cause to be done by virtue of this presents.

In witness thereof, We have set our hands to this power of attorney on the 27th day of December Month 2017 Year.

Executant/s::

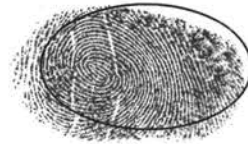
Jayant Sanghvi

**Jayant Shantilal Sanghvi
As an individual and
As a director of
Pratham Realty Private Limited.**



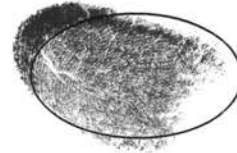
Vishakha

Vishakha Jayant Sanghvi



Chandrakant

Chandrakant Jayantilal Doshi



Accepted by



Shobhit H. Shah

Shobhit H. Shah



Witnesses:

1) *[Signature]*

2) *H.A. Bawa*



BEFORE ME

[Signature]
GAJIAWALA
NOTARY
27/12/17



IN-GJ80414429347848V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. 2815

Date: 13/06/2023

Certificate No. : IN-GJ80414429347848V
Certificate Issued Date : 08-Jun-2023 03:37 PM
Account Reference : IMPACC (SV)/ gj13117304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1311730487010007246510V
Purchased by : Vishal R Dabhi
Description of Document : Article 4 Affidavit
Description : Affidavit for Carpet Area
Consideration Price (Rs.) : 0
(Zero)
First Party : Pratham Properties
Second Party : Not Applicable
Stamp Duty Paid By : Pratham Properties
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0036511000

Statutory Alert:

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d would

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સુચના

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- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઇલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

Affidavit cum Declaration

Affidavit cum declaration of "**Pratham Properties**", a registered partnership firm through its authorized person **Shobhit Hasmukhbhai Shah** age about: adult, Occupation: Service, office address at: "Pratham", Makrand Desai Road, Gotri, vadodara-07 as an authorized signatory of Project Name "Pratham Plaza Tower-D" situated at Opposite Taj Residency, Akota, Vadodara - 390020, Gujarat, India do hereby, solemnly declare, undertake and state as under;

I/We have submitted an application for RERA registration for my/our above mention project.

In the submitted Plans (approved by competent authority) is not Showing RERA Carpet area. But in the form-3 submitted by me/us as prepared by my/our chartered accountant Mr. RONA KUMAR MAJUMDAR is showing RERA Carpet area, which is true & correct according to my/our best knowledge.

I/We am/are 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/PAR-102018-1005-L Dated: 31/08/2019.

If any shortfall remains in fees as per form-3 carpet area calculations, I/we are bound to pay the same.

Date:: 05/06/2023

Place:: Vadodara



Deponent



ATTESTED

SAIYED MUBINALI G.
NOTARY (Govt. of India)



IN-GJ12062229232970V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. 3523

Date: 28/07/2023

Certificate No. : IN-GJ12062229232970V
Certificate Issued Date : 27-Jul-2023 09:38 AM
Account Reference : IMPACC (SV)/ gj13117304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1311730449586630488579V
Purchased by : Vishal R Dabhi
Description of Document : Article 4 Affidavit
Description : Affidavit for Drainage
Consideration Price (Rs.) : 0
(Zero)
First Party : Pratham Properties
Second Party : Not Applicable
Stamp Duty Paid By : Pratham Properties
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IE 0004800829

Statutory Alert:

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Affidavit cum Declaration

Affidavit cum declaration of **Mr. Shobhit Hasmukhbhai Shah** Authorized Signatory of Pratham Properties for the project **Pratham Plaza Tower-D** situated at Pratham Plaza, Opposite Taj Vivanta, Akota, Vadodara, Gujarat.

I, **Shobhit Hasmukhbhai Shah** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR - 2017.

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

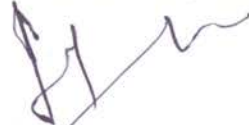
We also undertake to maintain the same in good working condition till the maintenance is handed over to the Service Society of the Allottees.

We understand that the entire responsibility for the same will be that of promoter.

Date: 25/07/2023

Place: Vadodara

For Pratham Properties



Deponent



Solemnly affirmed / Declared
Sworn Before me by Shobhit Hasmukhbhai Shah

SAIYED MUBINALI G.
NOTARY (Govt. of India)