



IN-GJ12381692456519V



सत्यमेव जयते

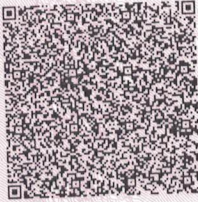
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ12381692456519V
Certificate Issued Date : 27-Jul-2023 01:23 PM
Account Reference : IMPACC (SV)/ gj13132604/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1313260450256342641321V
Purchased by : HITESH SAKARIYA ADVOCATE
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHUBH REALITIES PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : SHUBH REALITIES PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

SHUBH REALITIES

Handwritten Signature
PARTNER



IN-GJ12381692456519V

IE 0003745777

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'

(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.KHERADIA JIGNESH** Promoter /duly authorized by the promoter of **FIRM NAME: SHUBH REALITIES** PROJECT: **SHUBH SANGAM** vide his authorization dated 27th July 2023.

I, **Mr.KHERADIA JIGNESH** Promoter/duly authorized by the promoter of **FIRM NAME: SHUBH REALITIES** PROJECT: **SHUBH SANGAM** do hereby solemnly declare, undertake and state as under that,

1. **SHUBH REALITIES** have a legal title to the land on which the development of **SHUBH SANGAM** 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.
3. the time period within which the project shall be completed by me is 31st May 2025.
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.

SHUBH REALITIES

Kheradia
PARTNER

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

SHUBH REALITIES

Chaudhary
PARTNER

Deponent

Verification

The contents of 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 27th July 2023.

SHUBH REALITIES

Chaudhary
PARTNER

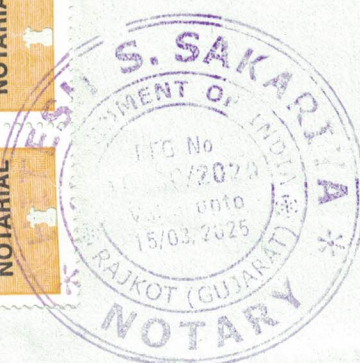
Deponent



Solemnly affirmed before me by
Kherudic Tignesh P.
who is Identified by Shri
Sel A Advocate
who is personally known to me on
this *27th* day of *July* 2023.

Hitesh S. Sakariya
HITESH S. SAKARIYA
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT

Page No. *06/23*
Serial No. *150123*
Receipt No. *150123*
Date *27-7-2023*





ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

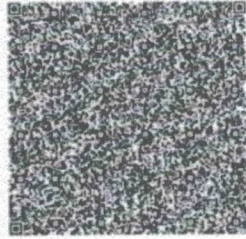
નિર્માણ ક્રમ સંખ્યા / Enrolment No.: 0000/00368/88780

To
ખેરડીયા જિગ્નેશભાઈ પ્રફુલ્ભાઈ
Kheradia Jigneshbhai Prafulbhai
PRIDE CLASSIC
4TH FLOOR SHOP NO 402
S V ROAD RAJKOT
PATIDAR CHOWK
Rajkot
Rajkot Gujarat - 360004
9428447007

SHUBH REALITIES

Kheradia
PARTNER

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2022.12.28 09:13:38
UTC



તમારો આધાર નંબર / Your Aadhaar No. :

9494 2873 5849

VID : 9138 9925 2608 1675

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



ખેરડીયા જિગ્નેશભાઈ પ્રફુલ્ભાઈ
Kheradia Jigneshbhai Prafulbhai
જન્મ તારીખ/DOB: 21/12/1979
પુરુષ/ MALE

9494 2873 5849

VID : 9138 9925 2608 1675

મારો આધાર, મારી ઓળખ



Government of India



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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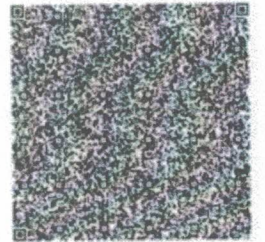


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું :
પ્રાઇડ ક્લાસિક, ૪ થો માળ દુકાન નં. ૪૦૨, એસ વી રોડ
રાજકોટ, પાટિદાર ચોક, રાજકોટ, ગુજરાત - ૩૬૦૦૦૪

Address:
PRIDE CLASSIC, 4TH FLOOR SHOP NO 402, S
V ROAD RAJKOT, PATIDAR CHOWK, Rajkot,
Rajkot,
Gujarat - 360004



9494 2873 5849

VID : 9138 9925 2608 1675

1947 | help@uidai.gov.in | www.uidai.gov.in

SHUBH REALITIES

NEAR BPCL PETROL PUMP, 80 FEET ROAD, SHUBH SANGAM, OPP. SHYAMA SKYLIFE RAILNAGAR,
RAJKOT - 360001

Authority Letter

This is to authorize that we at the partners of SHUBH REALITIES authorize Mr. KHERADIA JIGNESH P to authorize all types of documents with RERA authority for any types of communication.

Project : SHUBH SANGAM

1) KHERDIA JIGNESH

SHUBH REALITIES

PARTNER



SHUBH REALITIES

NEAR BPCL PETROL PUMP, 80 FEET ROAD, SHUBH SANGAM, OPP. SHYAMA SKYLIFE RAILNAGAR,
RAJKOT - 360001

2) JALPA JIGNESHKUMAR KHERADIA

SHUBH REALITIES
Jalpa Jigneshkumar Kheradia
PARTNER



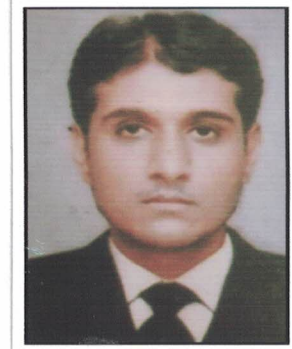
3) DOLUBHAI VIRABHAI SAKARIA

SHUBH REALITIES
Dolubhai Virabhai Sakaria
PARTNER



4) HITESH S SAKARIYA

SHUBH REALITIES
Hitesh S Sakariya
PARTNER



SHUBH REALITIES

NEAR BPCL PETROL PUMP, 80 FEET ROAD, SHUBH SANGAM, OPP. SHYAMA SKYLIFE RAILNAGAR,
RAJKOT - 360001

5) SAKARIYA HITESH DOLUBHAI

SHUBH REALITIES
H. D. SAKARIYA
PARTNER



Regards,

SHUBH REALITIES

SHUBH REALITIES

PARTNER PARTNER