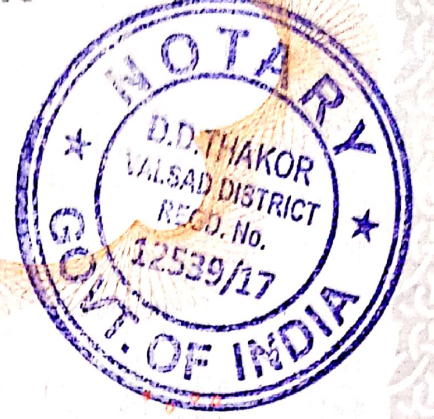




सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ22805764474086T

Certificate Issued Date : 04-Mar-2021 12:59 PM

Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLHIR0440/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJCSCEG0781934790237137T

Purchased by : SHIVAY DEVELOPERS

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

Description : AFFIDAVIT CUM DECLARATION

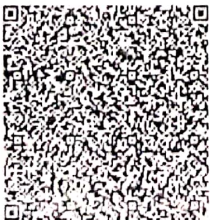
Consideration Price (Rs.) : 0
(Zero)

First Party : SHIVAY DEVELOPERS

Second Party : GUJARAT RERA

Stamp Duty Paid By : SHIVAY DEVELOPERS

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0019263583

Statutory Alert:

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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. MINESH LALABHAI PATEL duly authorized by the promoter
of SHUBHAM RESIDENCY, vide its authorization dated 04/03/2021.

I, MR. MINESH LALABHAI PATEL duly authorized by the promoter of SHUBHAM
RESIDENCY do hereby solemnly declare, undertake and state as under that;

1. SHIVAY DEVELOPERS has a legal title to the land on which the development of
SHUBHAM RESIDENCY 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. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 31st
December, 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.
 7. 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. I/we shall take all the pending approvals on time, from the competent authorities.
 9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Patel

1) MR. MINESH LALABHAI PATEL

Authorized Signatory of
M/s. SHIVAY DEVELOPERS,
A Partnership Firm

Verification

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

Verify by me at Valsad on this 05th day of March, 2021.



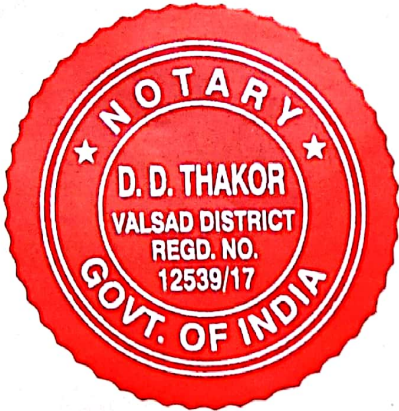
M Patel

1) MR. MINESH LALABHAI PATEL

Authorized Signatory of

M/s. SHIVAY DEVELOPERS,

A Partnership Firm



[Signature]
D. D. THAKOR
Advocate & Notary

12, Rutu Bunglow, Sona Plot,
B/h. Sona Nagar, Dharampur Road,
Abrama, Ta. Dist. Valsad, Gujarat.

BOOK NO 42
PAGE NO 29
Serial NO. 1154
DATE 5 MAR 2021

IDENTIFIED BY ME

P. K. Petkar



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



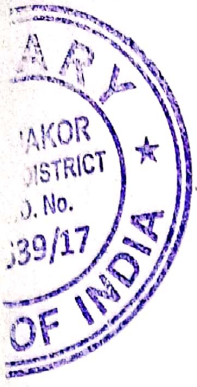
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Certificate Issued Date : 04-Mar-2021 01:02 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLHIR0440/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJCSCEG0781948825520649T
Purchased by : SHIVAY DEVELOPERS
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVAY DEVELOPERS
Second Party : GUJARAT RERA
Stamp Duty Paid By : SHIVAY DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0019263584

Statutory Alert

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



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. MINESH LALABHAI PATEL authorised signatory of SHIVAY DEVELOPERS for the project SHUBHAM RESIDENCY situated at City Survey No. NA 191/2, Plot No. 2, Pramukh Green Society, Near Sai Park, Abrama Road, Mograwadi, Valsad.

I, MR. MINESH LALABHAI PATEL authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I 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. OR

Our Project SHUBHAM RESIDENCY is in the VALSAD NAGARPALIKA municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of VALSAD NAGARPALIKA municipal corporation. With prior permission of VALSAD NAGARPALIKA prior to giving possession to Allottees.

I further undertake that I 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.



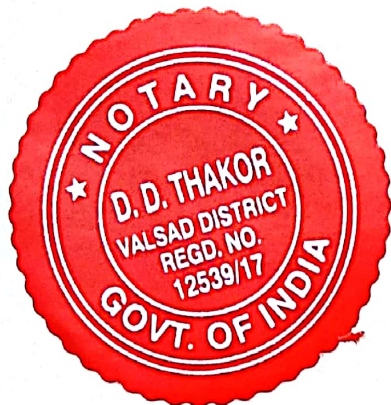
M. Patel

1) MR. MINESH LALABHAI PATEL

Authorized Signatory of

M/s. SHIVAY DEVELOPERS,

A Partnership Firm



[Signature]
D. D. THAKOR
Advocate & Notary
12, Ritu Bungalow, Sona Plot,
B/h. Sona Nagar, Dharampur Road,
Abrama, Ta. Dist. Valsad, Gujarat.

BOOK NO 42
PAGE NO 29
Serial NO 1158
DATE **5 MAR 2021**

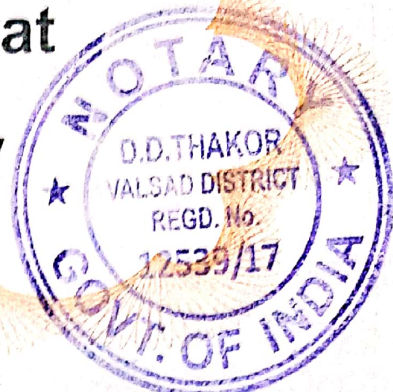
IDENTIFIED BY ME

[Signature]



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ22894753402219T

Certificate Issued Date : 04-Mar-2021 02:16 PM

Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLHIR0440/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJCSCEG0781957291780794T

Purchased by : SHIVAY DEVELOPERS

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : SHIVAY DEVELOPERS

Second Party : GUJARAT RERA

Stamp Duty Paid By : SHIVAY DEVELOPERS

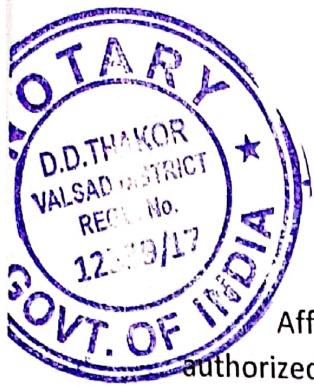
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0019263585

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



AFFIDAVIT

Affidavit cum declaration of Mr. MINESH LALABHAI PATEL promoter / Duly authorized Signatory of SHIVAY DEVELOPERS for Project SHUBHAM RESIDENCY at City Survey No. NA 191/2, Plot No. 2, Pramukh Green Society, Near Sai Park, Abrama Road, Mograwadi, Valsad.

I, Mrs. MINESH LALABHAI PATEL authorized signatory by the promoter SHIVAY DEVELOPERS (Project Name:- SHUBHAM RESIDENCY) do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA project registration for my above mentioned project.

In the submitted plan (approved by competent authority) are not showing RERA carpet area. But the Form – 3 submitted by me as per prepared by chartered accountant Mr. Pradeep Chauhan 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

MINESH LALABHAI PATEL

IDENTIFIED BY ME

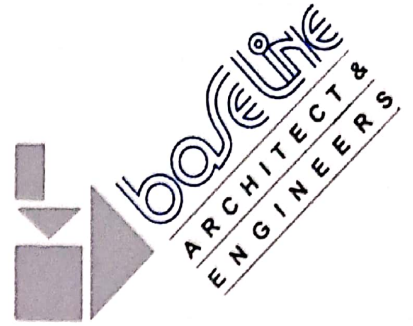
Authorized Signatory of
M/s. SHIVAY DEVELOPERS,
A Partnership Firm



D. D. THAKOR
Advocate & Notary
12, Rutu Bunglow, Sona Plot,
B/h. Sona Nagar, Dharampur Road,
Abrama, Ta. Dist. Valsad, Gujarat.

BOOK NO 42
PAGE NO 30
Serial NO 1159
DATE 5 MAR 2021

Ph.: (O) 248040 (R) 232542
27, 2nd Floor, D.N. Shopping Centre, Opp Gandhi Library, Valsad-396 001.



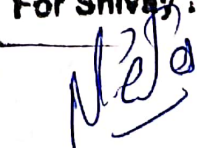
TO, PROMOTER NAME:- MINESH LALABHAI PATEL (PARTNERS OF SHIVAY DEVELOPERS) C.T.S.NO. 191/2,PLOT NO. :-2 , SHUBHAM RESIDENCY,PRAMUKHGREEN ,AT : -MOGRAWADI,TA & DIST.:- VALSAD.

SR NO	NO	CARPET AREA IN SQ MT	AREA OF EXCLUSIVE (BALCONY) IN SQ MT	AREA OF EXCLUSIVE (WASH) IN SQ MT
1	SHOP NO- A / 1	21.14		-
2	SHOP NO- A / 2	17.41	-	-
3	SHOP NO- A / 3	17.41	-	-
4	SHOP NO- A / 4	21.14	-	-
5	FLAT NO- A/101	34.49	-	2.64
6	FLAT NO- A/102	51.62	4.13	2.81
7	FLAT NO- A/103	51.62	4.13	2.81
8	FLAT NO- A/104	34.49	-	2.64
9	FLAT NO- A/105	33.97	-	2.64
10	FLAT NO- A/106	33.97	-	2.64
11	FLAT NO- A/201	34.49	-	2.64
12	FLAT NO- A/202	51.62	4.13	2.81
13	FLAT NO- A/203	51.62	4.13	2.81
14	FLAT NO- A/204	34.49	-	2.64
15	FLAT NO- A/205	33.97	-	2.64
16	FLAT NO- A/206	33.97	-	2.64
17	FLAT NO- A/301	34.49	-	2.64
18	FLAT NO- A/302	51.62	4.13	2.81
19	FLAT NO- A/303	51.62	4.13	2.81
20	FLAT NO- A/304	34.49	-	2.64
21	FLAT NO- A/305	33.97	-	2.64
22	FLAT NO- A/306	33.97	-	2.64
23	FLAT NO- A/401	34.49	-	2.64
24	FLAT NO- A/402	51.62	4.13	2.81
25	FLAT NO- A/403	51.62	4.13	2.81
26	FLAT NO- A/404	34.49	-	2.64
27	FLAT NO- A/405	33.97	-	2.64
28	FLAT NO- A/406	33.97	-	2.64
29	FLAT NO- A/501	49.74	-	2.64
30	FLAT NO- A/502	49.74	-	2.64
31	FLAT NO- A/503	33.97	-	2.64
32	FLAT NO- A/504	33.97	-	2.64

33	SHOP NO- B / 1	21.14	-	-
34	SHOP NO- B / 2	17.41	-	-
35	SHOP NO- B / 3	17.41	-	-
36	SHOP NO- B / 4	21.14	-	-
37	FLAT NO- B/101	34.49	-	2.64
38	FLAT NO- B/102	51.62	4.13	2.81
39	FLAT NO- B/103	51.62	4.13	2.81
40	FLAT NO- B/104	34.49	-	2.64
41	FLAT NO- B/105	33.97	-	2.64
42	FLAT NO- B/106	33.97	-	2.64
43	FLAT NO- B/201	34.49	-	2.64
44	FLAT NO- B/202	51.62	4.13	2.81
45	FLAT NO- B/203	51.62	4.13	2.81
46	FLAT NO- B/204	34.49	-	2.64
47	FLAT NO- B/205	33.97	-	2.64
48	FLAT NO- B/206	33.97	-	2.64
49	FLAT NO- B/301	34.49	-	2.64
50	FLAT NO- B/302	51.62	4.13	2.81
51	FLAT NO- B/303	51.62	4.13	2.81
52	FLAT NO- B/304	34.49	-	2.64
53	FLAT NO- B/305	33.97	-	2.64
54	FLAT NO- B/306	33.97	-	2.64
55	FLAT NO- B/401	34.49	-	2.64
56	FLAT NO- B/402	51.62	4.13	2.81
57	FLAT NO- B/403	51.62	4.13	2.81
58	FLAT NO- B/404	34.49	-	2.64
59	FLAT NO- B/405	33.97	-	2.64
60	FLAT NO- B/406	33.97	-	2.64
61	FLAT NO- B/501	49.74	-	2.64
62	FLAT NO- B/502	49.74	-	2.64
63	FLAT NO- B/503	33.97	-	2.64
64	FLAT NO- B/504	33.97	-	2.64
	TOTAL	2410.32	66.08	150.56



BASE LINE CONSULTING ENGINEERS
 Reg. No. VNPIEOR/04
 Dt. 17-8-2001
 VALSAD

For Shilpa Developers

 Partner

Cont. : 93282 39503
76238 51938

SHIVAY DEVELOPERS

Survey No. : 191/ 2, Plot No. : 2, Pramukh Green Society, Part : 2, Mograwadi, Valsad- 396001

POWER OF AUTHORITY Date : _____

TO WHOM SOEVER THIS MAY CONCERN

We The Undersigned All Partners of the SHIVAY DEVELOPERS hereby give the Authority of Signature and all other necessary work related to the RERA matter for the project called SHUBHAM RESIDENCY which is situated at City Survey No. NA 191/2, Plot No. 2, Village Mograwadi, Valsad to the MR. MINESH LALABHAI PATEL One of the Partner of the SHIVAY DEVELOPERS from the Dated 04th Day of March, 2021.

We the all partners Don't have any obligation for the said authority, all works performed by the MR. MINESH LALABHAI PATEL are bound for the SHIVAY DEVELOPERS a Partnership Firm.

Partners Giving Authority: -



H. V. Dudhat

1. MR. HARESH VASANTBHAI DUDHAT

I, The undersigned MR. MINESH LALABHAI PATEL accepted the said Authority.



Minesh

MR. MINESH LALABHAI PATEL