

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



सत्यमेव जयते

SERIAL No. 10922/2021

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
25 AUG 2021

Certificate No. : IN-GJ09347754349850T

Certificate Issued Date : 25-Aug-2021 02:19 PM

Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1318761153743399295134T

Purchased by : NISARG G PATEL

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

Description : AFFIDAVIT CUM DECLARATION

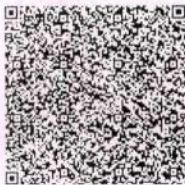
Consideration Price (Rs.) : 0
(Zero)

First Party : NISARG G PATEL

Second Party : Not Applicable

Stamp Duty Paid By : NISARG G PATEL

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



KC 0015174970



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. NISARG GOVINDBHAI PATEL (PROPRIETOR) of BHAVANI ENTERPRISE (ANTILIA HEIGHTS).

I, NISARG GOVINDBHAI PATEL (PROPRIETOR) of BHAVANI ENTERPRISE (ANTILIA HEIGHTS) do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of BHAVANI ENTERPRISE (ANTILIA HEIGHTS) 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 31/12/2024.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

BHAVANI ENTERPRISE

Opurel
PROPRIETOR

Deponent

Verification

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

Verify by me at 25 AUG 2021 on this _____ day of _____

BHAVANI ENTERPRISE

Opurel
PROPRIETOR

Deponent



BEFORE ME
[Signature]
RITA D. GANDHI
NOTARY
GOVT. OF INDIA

25 AUG 2021



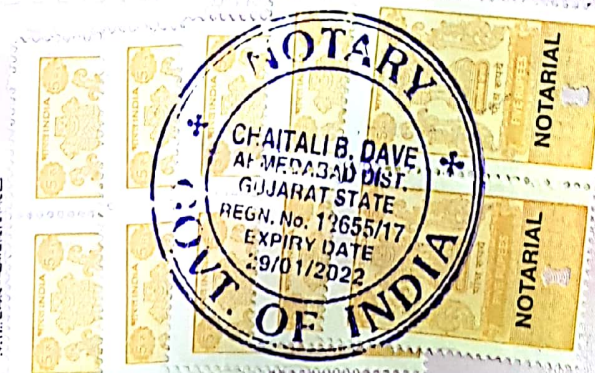
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Serial No. 29317 J2021

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

27 OCT 2021

Certificate No. : IN-GJ46273862616361T
Certificate Issued Date : 27-Oct-2021 02:51 PM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318761126928527795928T
Purchased by : NISARG G PATEL
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : NISARG G PATEL
Second Party : Not Applicable
Stamp Duty Paid By : NISARG G PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0016971290



FORM B-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. NISARG GOVINDBHAI PATEL**, promoter and proprietor of **BHAVANI ENTERPRISE** as a promoter of project **"ANTILIA HEIGHTS"**

I, **Mr. NISARG GOVINDBHAI PATEL** proprietor of **BHAVANI ENTERPRISE** and promoter of **"ANTILIA HEIGHTS"** do hereby solemnly declare, undertake and state as under:

1. I have entered into an agreement with **GITABEN GOVINDBHAI PATEL** by way of registered Development Agreement vide no. 15071, registered on 13th SEPTEMBER ,2021 at sub registrar office Ahmedabad-2 (WADAJ) to develop the land bearing revenue survey no: 550/10 and final plot no:647-of Town Planning Scheme No. 28 of mauje: wadaj situate, lying, and being at Village-wadaj ,Taluka- Sabarmati of District: Ahmedabad (said land);
2. That Gitaben Govindbhai Patel has legal title to the land on which the development of the proposed project **ANTILIA HEIGHTS** 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 Gitaben Govindbhai Patel and me Nisarg Govindbhai Patel (the promoter) for development of the real estate project **ANTILIA HEIGHTS** is enclosed herewith, and the said land is free from all encumbrances.

3. That I will 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 consideration for 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 me on a quarterly basis.

4. That, I will be liable for fulfilment of my obligations under the act towards the allottees of the units/apartments.

BHAVANI ENTERPRISE

Apard...
PROPRIETOR

Deponent

Verification

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

Verify by me at Ahmedabad on this _____ day of September, 2021.



Photo of Deponent

BHAVANI ENTERPRISE

Apard...
PROPRIETOR

Notary's Stamp



BEFORE ME

Chaitali B. Dave
CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

27 OCT 2021



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

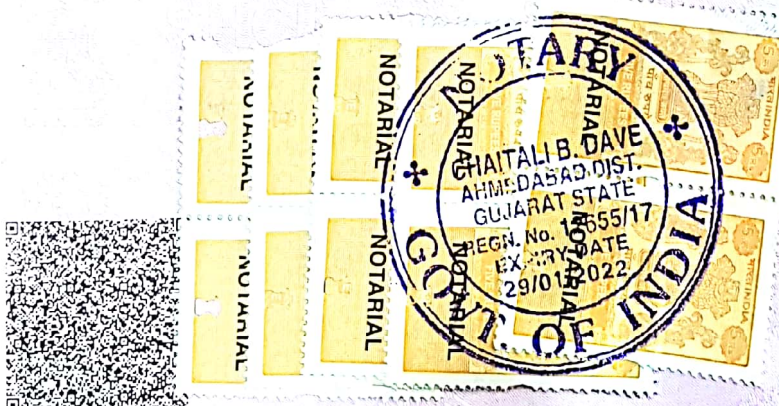
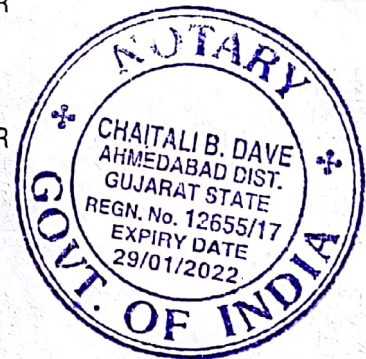
Serial No. **29318** /2021

CBPam

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

Certificate No. : IN-GJ46275044170206T
Certificate Issued Date : 27-Oct-2021 02:52 PM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318761126931073243311T
Purchased by : NISARG G PATEL AND OTHER
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : NISARG G PATEL AND OTHER
Second Party : Not Applicable
Stamp Duty Paid By : NISARG G PATEL AND OTHER
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

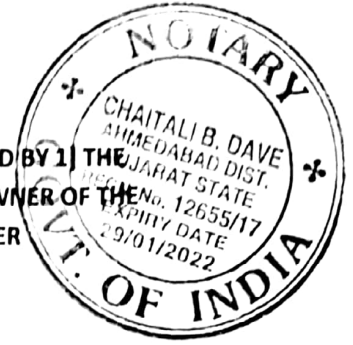
27 OCT 2021



KC 0016971291

FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER



AFFIDAVIT CUM DECLARATION

Joint Affidavit cum Declaration of,

- 1) Mr. NISARG GOVINDBHAI PATEL, Proprietor of BHAVANI ENTERPRISE and the promoter of "ANTILIA HEIGHTS"

AND

- 2) Mrs. GITABEN GOVINDBHAI PATEL the owner of the project land Bearing REVENUE SURVEY NO: 550/10, FINAL PLOT NO: 647 OF TOWN PLANNING SCHEME NO: 28 OF MAUJE: NAVA WADAJ OF: TALUKA: SABARMATI, DISTRICT: AHMEDABAD.



We, 1) Mr. NISARG GOVINDBHAI PATEL, Proprietor of BHAVANI ENTERPRISE and the promoter of "ANTILIA HEIGHTS" AND 2) Mrs. GITABEN GOVINDBHAI PATEL the owner Of the project land do hereby solemnly declare, undertake and state as under:

We have entered into registered Development agreement, Registered on 13th September, 2021 vide registration no. 15071 at sub Registrar office, Ahmedabad-2(Wadaj) to develop the land bearing REVENUE SURVEY NO:550/10 , FINAL PLOT NO:647 OF TOWN PLANNING SCHEME NO:28 OF MAUJE: NAVA WADAJ OF : TALUKA : SABARMATI, DISTRICT: AHMEDABAD.(said land)

- A. That GITABEN GOVINDBHAI PATEL has a legal title to the land on which the development of the proposed project "ANTILIA HEIGHTS" is to be carried out.

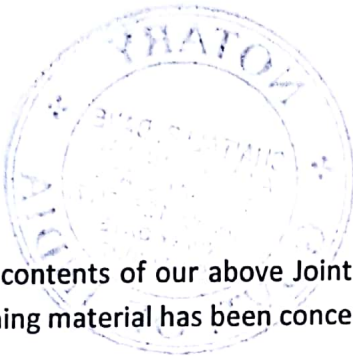
AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner GITABEN GOVINDBHAI PATEL and NISARG GOVINDBHAI PATEL, proprietor of BHAVANI ENTERPRISE (the promoter of the project ANTILIA HEIGHTS) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

- B. That, we will abide by all the conditions of the Development agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of RERA Act.

C. That, we undertake to sign and execute all the documents necessary for Conveyance/Transfer of apartment to the allottee(S), as and when the handing over of the physical possession and conveyance is due as per the Act.

D. That, arrangement by way of registered development agreement between the undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



Deponent

1)

BHAVANI ENTERPRISE

@pavel...
PROPRIETOR

2)

G.G. Patel

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 me at Ahmedabad on this _____ day of _____.



Deponent

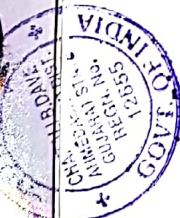
1)

BHAVANI ENTERPRISE

@pavel...
PROPRIETOR

2)

G.G. Patel



BEFORE ME

CB Dave

**CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA**

27 OCT 2021



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Serial No. 29316 J2021

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

Certificate No. IN-GJ46272973233718T

Certificate Issued Date 27-Oct-2021 02:50 PM

Account Reference IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH

Unique Doc. Reference SUBIN-GJGJ1318761126926552001759T 27 OCT 2021

Purchased by NISARG G PATEL

Description of Document Article 18 Certificate or Other Document

Description AFFIDAVIT

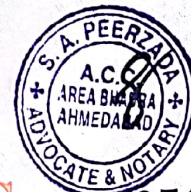
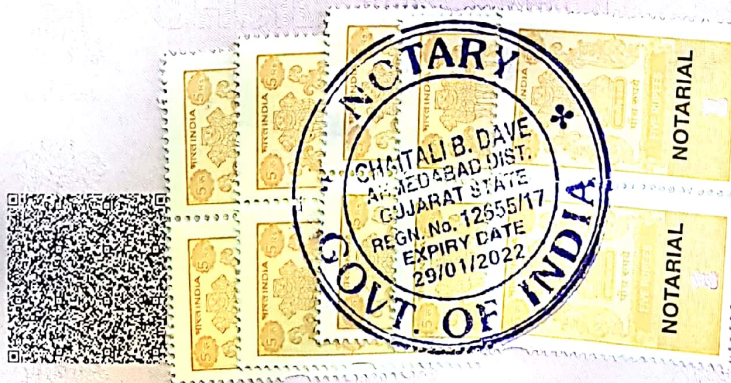
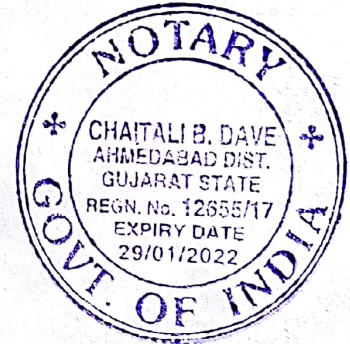
Consideration Price (Rs.) 0
(Zero)

First Party NISARG G PATEL

Second Party Not Applicable

Stamp Duty Paid By NISARG G PATEL

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



KC 0016971289



CARPET AREA AFFIDAVIT

Affidavit cum declaration of Mr. Nisarg Govindbhai Patel, duly authorised signatory and proprietor of **BHAVANI ENTERPRISE** for project "ANTILIA HEIGHTS" bearing final plot no: 647, R.Survey no:550/10 of TP scheme no: 28 of wadaj of District: Ahmedabad

I, Mr. Nisarg Govindbhai Patel, proprietor and promoter of "BHAVANI ENTERPRISE" do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No. PR/AHMEDABAD/AHMEDABAD CITY/GUJRERA/211016/011710 for my project "ANTILIA HEIGHTS".

In the submitted plans (approved by competent authority) are not showing RERA Carpet Area. But Form-3 submitted by me as prepared by Chartered Accountant **Mr. AKSHAY DILIPBHAI DAMAKLE** 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.



BHAVANI ENTERPRISE

N Patel
PROPRIETOR

Deponent

Verification

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

Verify by me at Ahmedabad on this ____ day of October 2021.

BHAVANI ENTERPRISE

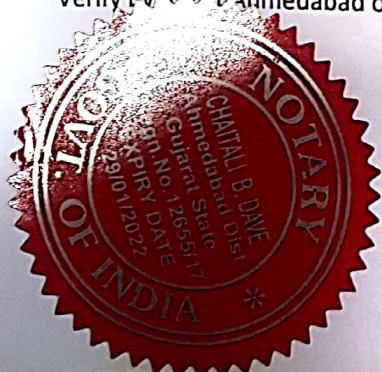
N Patel
PROPRIETOR

Deponent

BEFORE ME

CB Dave
CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

27 OCT 2021





To,

Gujarat Real Estate Regulatory Authority

Gandhinagar.

Dear Sir,

Subject: Carpet Area Description for project "ANTILIA HEIGHTS"

FLOOR	FLAT NO	USAGE	CARPET AREA (SQ.MTR)	AREA OF EXCLUSIVE BALCONY (SQ.MTR)	WASH AREA (SQ.MTR)
FIRST	101	Residential	96.91	6.33	2.42
	102	Residential	88.90	4.40	2.28
SECOND	201	Residential	96.91	6.33	2.42
	202	Residential	88.90	4.40	2.28
THIRD	301	Residential	96.91	6.33	2.42
	302	Residential	88.90	4.40	2.28
FOURTH	401	Residential	96.91	6.33	2.42
	402	Residential	88.90	4.40	2.28
FIFTH	501	Residential	96.91	6.33	2.42
	502	Residential	88.90	4.40	2.28
SIXTH	601	Residential	96.91	6.33	2.42
	602	Residential	88.90	4.40	2.28
SEVENTH	701	Residential	96.91	6.33	2.42
	702	Residential	88.90	4.40	2.28

BHAVANI ENTERPRISE

(Signature)
PROPRIETOR