



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ54239099431011R
Certificate Issued Date : 30-Dec-2019 05:54 PM
Account Reference : IMPACC (AC)/ gj13018811/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1301881149395229094182R
Purchased by : HITESH SOMABHAI MEGHA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : DEVRAJ INFRASPACE PVT LTD P S PATEL
Second Party : NA
Stamp Duty Paid By : DEVRAJ INFRASPACE PVT LTD P S PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0004767306

Statutory Alert:

- 1 The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **Devraj Infraspac Pvt.Ltd. (Pranav Suryakant Patel)** promoter of the proposed project / duly authorized by the promoter of the Project Name: "**Dev Shree Gold**", Servey no. **510/1**, Area of Plot : **800.00 (Sq.Mt.)**, Village Name : **Anand**, Taluka : **Anand**, Authority Name : **AVKUDA**, Dist : **Anand**, Vide its/his/their authorization dated : **30 Decemeber 2019**.

Affidavit Cum Declaration of Mr./Mrs. **Devraj Infraspac Pvt.Ltd (Pranav Suryakant Patel Direcotr)** promoter of the proposed project / ditu authorized by the promoter of the proposed project, vide its/his/their authorization dated : **30 Decemeber 2019**

I, **Pranav Suryakant Patel** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Devraj Infraspac Pvt.Ltd. -Director's Pranva Suryakant Patel** have a legal title to the land on which the development of "**Devraj Infraspac Pvt.Ltd.**" the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31 Decemeber 2020**.
4. That seventy per cent of the amounts realised by me/promoter 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 / promoter 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 / promoter shall take all the pending approvals on time, from the competent authorities.



9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

DEVRAJ INFRA SPACE PRIVATE LTD
P. J. Shah
Director/Chairman

Deponent

Verification

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

Verified by me at Anand on this 30th day of December - 2019



[Signature]

આ દસ્તાવેજમાં સહી આ / અંગૂઠાઓ
કરી આપનારાને હું જાણું છું તે
સહીઓ અંગૂઠાઓ મારી રખાઈ કરેલ છે.

DEVRAJ INFRA SPACE PRIVATE LTD
P. J. Shah
Director/Chairman

Deponent

Regd No. 3445/2019
Page 135/3
Date 30/12/2019

BEFORE ME

[Signature]
KALPESH H. SHAH
NOTARY
DIST. ANAND CITY



Devraj Infraspaces Private Limited

" Terrace ", Red Square Building, Opp. Yogi Petrol Pump,
Bhalej Road, Anand 388 001. Tel. 02692-264339

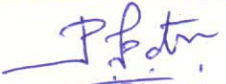
ઓથોરીટી

અમો નીચે સહી કરનાર :-

૧. પ્રણવ સુયેકાન્ત પટેલ રહે :- હાશ ડ સરદારપટેલ સોસાયટી આણંદ
૨. અજુનભાઈ આર. પ્રજાપતિ રહે :- રપ કુવરવિલા નંદપાક સોસાયટી આણંદ
૩. સુયેકાન્તભાઈ આર. પટેલ :- હાશ ડ સરદારપટેલ સોસાયટી આણંદ

અમો દેવરાજ ઇન્ફ્રાસ્પેસ પ્રા.લી. કંપનીના ડાયરેક્ટરો છીએ.સદર કંપની. કંપની ધારા મુજબ નોધાયેલ છે. સદર વતી અમે કંપનીમાં ઠરાવ કરીને પ્રણવ સુયેકાન્ત પટેલ ને કંપનીના કામો કરવા માટે અધિકાર આપેલ છે. તેઓ કંપની વતીથી રેરા ઓથોરીટી સમક્ષ તમામ જરૂરી કાર્યવાહી કરવાની સત્તા આપેલ છે. તે બીજા ડાયરેક્ટરો ને બંધનકર્તા રહેશે. કંપની વતીથી પ્રણવ સુયેકાન્તપટેલ જે કાર્યો કરશે તે બીજા ડાયરેક્ટરોને પણ બંધનકર્તા રહેશે. તે આ ઓથોરીટી લેટર લખી ઓથોરીટી આપેલ છે.

DEVRAJ INFRA SPACE PRIVATE LTD.



Director / Chairman

DEVRAJ INFRA SPACE PRIVATE LTD.



Director / Chairman

DEVRAJ INFRA SPACE PRIVATE LTD.



Director / Chairman



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ70412535957501S
Certificate Issued Date : 07-Feb-2020 12:13 PM
Account Reference : IMPACC (AC)/ gj13004911/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1300491180981650776532S
Purchased by : HITESH SOMABHAI MEGHA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : DEVRAJ INFRASPACE PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : DEVRAJ INFRASPACE PVT LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0000558706

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

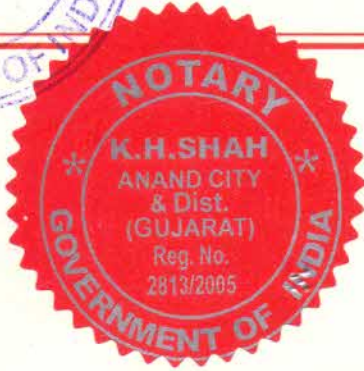
"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



Devraj Infraspaces Private Limited

"Terrace", Red Square Building, Opp. Yogi Petrol Pump,
Bhalej Road, Anand 388 001. Tel. 02692-264339



Affidavit

Affidavit cum declaration of **Mr. Pranav Surykant Patel** Promoter / Duly authorized signatory of **Devraj Infraspaces Pvt. Ltd** for Project **Dev Shree Gold** at Survey No. 510/1, Moje – Anand, Ta. Anand, Dist. Anand.

I **Pranav Surykant Patel** authorized Signatory by the promoter **Devraj Infraspaces Pvt.Ltd.** do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No. **PR/ANAND/ANAND/ANANDTPO/200115/008721** for my above mentioned project.

In the Submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant **Mr. Niravkumar Kiritkumar Mehta** is showing RERA Carpet, 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.

I Know the Deponents
& Contents Explain in
Vernacular

Pramoter

DEVRAJ INFRASPACE PRIVATE LTD.

Director / Chairman

Solemnly affirmed as above by
Mr. **Pranav Surykant Patel**
who is identified by Advocate
Mr. **Hitesh mehta**
who is personally known to me
Date **24/02/2020**

KALPESH H. SHAH
NOTARY

Regd No. **091/2020**
Page **1/1**
Date **24/02/2020**



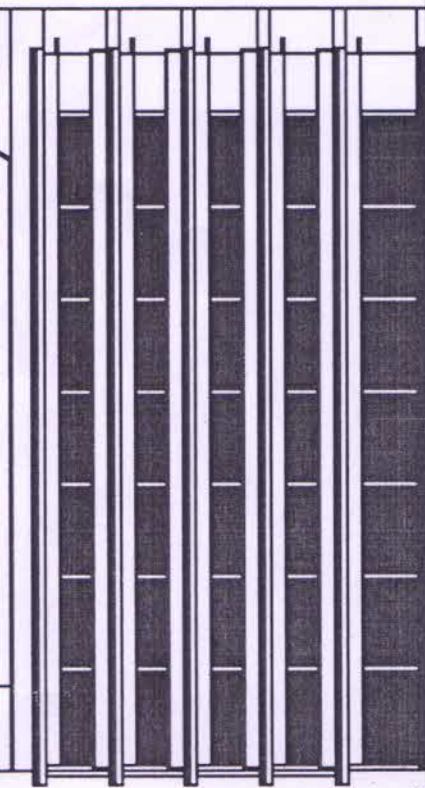




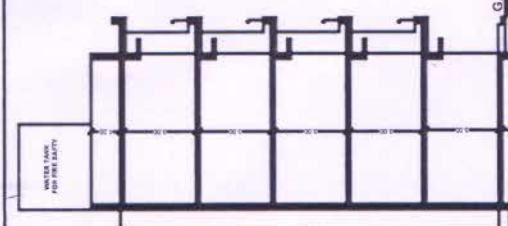
PROPOSED CONSTRUCTION FOR COMMERCIAL BUILDING ON
S. NO : 510/1PAIKI, AT : ANAND, TA & DIST: ANAND,

DEV
GOLD

WATER TANK
FOR FIRE SAFETY



ELEVATION



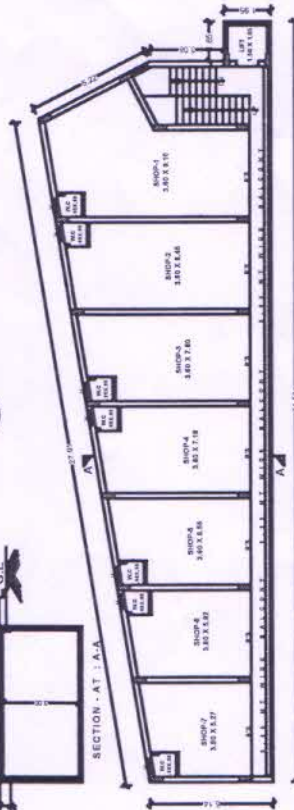
SECTION - AT : A-A



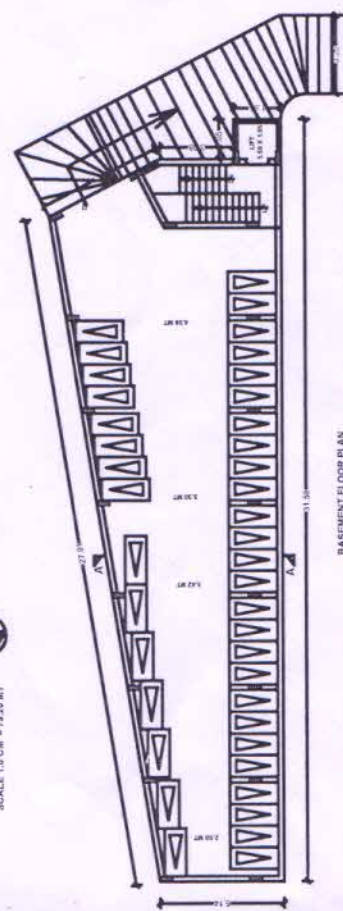
SITE PLAN
SCALE 1:500 CM = 1.00 MT



KEY PLAN
SCALE 1:5 CM = 75.20 MT



TYPICAL FLOOR PLAN
SCALE 1:50 CM = 1 MT



BASEMENT FLOOR PLAN
SCALE 1:50 CM = 1 MT



GROUND FLOOR PLAN
SCALE 1:50 CM = 1 MT

AREA TABLE									
AREA OF 510/1PAIKI									
REQUIRED RESERVATION AREA OF AVKUDA 20%									
NET REMAINING AREA OF 510/1PAIKI									
PROPOSED CONSTRUCTION AREA									
BASEMENT FLOOR AREA									
GROUND FLOOR AREA									
FIRST FLOOR AREA									
SECOND FLOOR AREA									
THIRD FLOOR AREA									
FOURTH FLOOR AREA									
TOTAL AREA									
AREA OF PARKING SPACE									
AREA OF OPEN LAND									
PERMISSIBLE F.S.I IS 120 X 639.80 SQMT									
CONSUM F.S.I AREA									
F.S.I. CALCULATION									
BUILTUP AREA									
REDUCTION AREA									
TOTAL = 1232.80 SQM									
REQUIRED PARKING FOR = 1022.80 X 0.20%									
PROVIDED PARKING AREA									
TOTAL = 1232.80 SQM									
FOUNDATION DETAIL									
COLOR CODE									
SCHEDULE									
CARPET AREA									
TOTAL CARPET AREA									
OWNER SIGN									

DEVRAJ INFRASPACE PRIVATE LTD.

Director / Chairman

Ar. Pranav Patel
Anand - 388 001.
Rg.No.CA/2004/33828

Ar. Pranav Patel

HARNISH K. PATEL
SHILP KENDRA
1st FLOOR, F/13,
KISHOR PLAZA, ST. ROAD,
ANAND.
LICENCE NO.:
AVKUDA/EOR/15/2015



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ71955485540345S

Certificate Issued Date : 11-Feb-2020 04:41 PM

Account Reference : IMPACC (AC)/ gj13040011/ ANAND/ GJ-AN

Unique Doc. Reference : SUBIN-GJGJ1304001183968147748352S

Purchased by : HITESH SOMABHAI MEGHA

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT

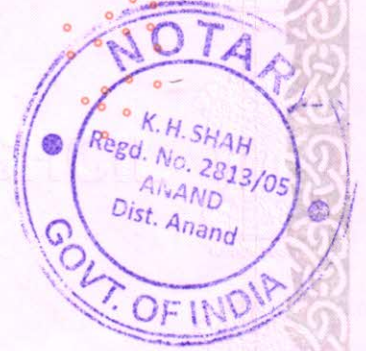
Consideration Price (Rs.) : 0
(Zero)

First Party : DEVRAJ INFRASPACE PVT LTD

Second Party : Not Applicable

Stamp Duty Paid By : DEVRAJ INFRASPACE PVT LTD

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



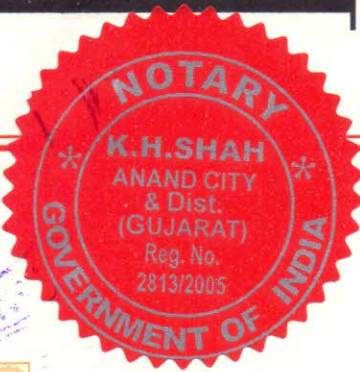
MA 0003296429

Statutory Alert:

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Devraj Infraspaces Private Limited

"Terrace", Red Square Building, Opp. Yogi Petrol Pump,
Bhalej Road, Anand 388 001. Tel. 02692-264339



Affidavit Cum Declaration

Affidavit cum declaration of **Mr. Pranav Suryakant Patel** authorised signatory of **Devraj Infraspaces Pvt. Ltd.** for the project **Dev Shree Gold** situated at **Near. Sanket Sales India, Rajmarg Road, Anand – 388 001.**

I **Pranav Surykant Patel** authorised 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 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.

Deponent

I Know the Deponents
& Contents Explain in
Vernacular

DEVRAJ INFRA SPACES PRIVATE LTD.

Director / Chairman

Regd No. 30/2020

Page 064/2

Date 11/02/2020

Solemnly affirmed as above by

Mr. **Pranav S. Patel**

who is identified by Advocate

Mr. **Hitesh Magh**

who is personally known to me

Date 11/02/2020

KALPESH K. SHAH
ADVOCATE & NOTARY (Govt. of India)
Nr. Rly. Godi, Station Road, ANAND.
Ph. No. 257197 (Mob.) 98254 57933
NOTARIAL Regd. No. ECG/104/1988

