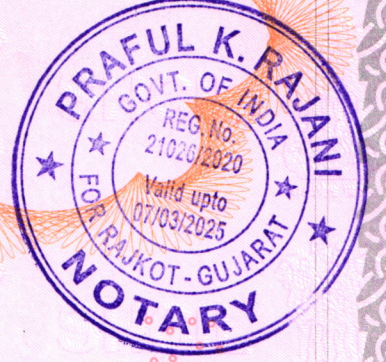




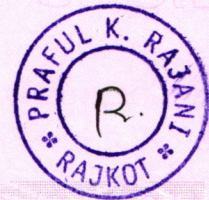
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ08031693273597T
Certificate Issued Date : 05-Feb-2021 09:51 AM
Account Reference : IMPACC (AC)/ gj13032111/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1303211152714529125841T
Purchased by : MAYANK H VYAS
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PRATAPBHAI R JAGANI
Second Party : Not Applicable
Stamp Duty Paid By : PRATAPBHAI R JAGANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

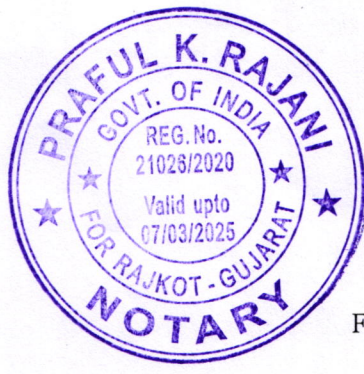
P.R. Jagani



LB0014391821

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shellestamp.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.



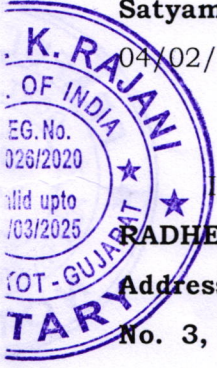
FORM 'B'

(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 **PRATAPBHAI R. JAGANI** promoter /duly authorized
by the promoter of **RADHESHREE DEVELOPERS (Project Name : SARVOTTAM
PALACE, Project Address : Revenue Survey No. 21, Plot No. 84 TO 88
Vrudavan Vatika, Street No. 3, 150 Feet Ring Road, On 50 Feet Road, Opp.
Satyam Hills, Mavdi, Rajkot)** vide its/his/her/their authorization dated
04/02/2021.



, **PRATAPBHAI R. JAGANI** promoter /duly authorized by the promoter of
**RADHESHREE DEVELOPERS (Project Name : SARVOTTAM PALACE, Project
Address : Revenue Survey No. 21, Plot No. 84 TO 88 Vrudavan Vatika, Street
No. 3, 150 Feet Ring Road, On 50 Feet Road, Opp. Satyam Hills, Mavdi,
Rajkot)** 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 **SARVOTTAM
PALACE** is proposed;

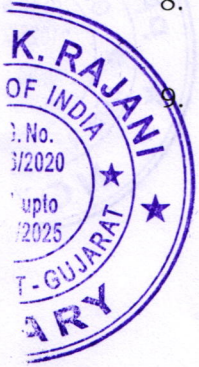
AND

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
31/12/2023.
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.

P. R. Jagani

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.

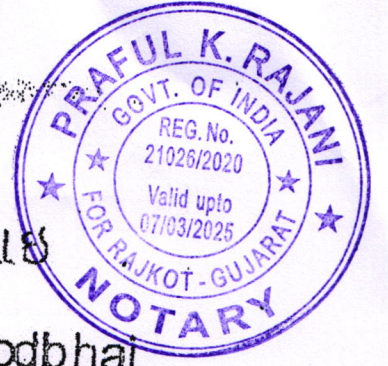


P. P. Jaiswal

Deponent



ભારત સરકાર
GOVERNMENT OF INDIA



જાગણી પ્રતાપભાઈ રણછોડભાઈ

Jagani Pratapbhai Ranchhodbhai

જન્મ તારીખ/ DOB: 01/07/1961

પુરુષ / MALE



3402 7425 0822



આધાર-સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ પહચાન પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

Address:

બ્લોક નં. એ-158, આસ્થા
રેસિડેન્સી, નોર્થ એંગલ પાસે,
150 ફુટ રિંગ રોડ, રાજકોટ,
રાજકોટ,
ગુજરાત - 360004

Block NO. A-158, Astha Residency,
Near North Angle, 150 feet Ring
Road, Rajkot, Rajkot,
Gujarat - 360004

P.R. [Signature]

3402 7425 0822

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 Rajkot on this 4th day of February, 2021.

P. R. Jambhani

Deponent



Identified by me.

H.O. Lathia
ADVOCATE
G-1928/2018



Solemnly affirmed before me by
P. R. Jambhani... *P. R. Jambhani*
who is identified by *Shri H.O. Lathia*
Advocate who is personally known to
me on this 05th day of Feb 2021

P. R. Jambhani
PRAFUL K. RAJANI
NOTARY (GOVT. OF INDIA)
RAJKOT

Page No.21/2021
Serial No.352
Receipt No.352
Date05.02.2021

RADHESHREE DEVELOPERS

TO WHOM SO EVER CONCERN

I, JAGANI KANTIBHAI RANCHHODBHAI, JAGANI KIRITBHAI RANCHHODBHAI & Others hereby Severally/Jointly authorized to MR. JAGANI PRATAPBHAI RANCHHODBHAI to represent me for The Real Estate (Regulation and Development) Act, 2016 and Gujarat the Real Estate (Regulation and Development) Rules, 2017, Rera Authorities or any other authorities for making registration, any agreement, deeds, documents, etc. and to sign and execute all documents and papers as may be required by any such authority(ies), etc. for the project called "**SARVOTTAM PALACE**" situated at Vrudavan Vatika, Street No. 3, 150 Feet Ring Road, On 50 Feet Road, Opp. Satyam Hills, Mavdi, Rajkot and to do all such acts and things as may be necessary or incidental thereto."

I will Severally/Jointly liable for act, agreement or documents provided or done by him under RERA Act\Rules for the above mention Project.

Place: Rajkot

Date: 04/02/2021


જાગણી કાંજીભાઈ રાંછહોડભાઈ
Jagani Kanjibhai Ranchhodbhai


જાગણી કાંતિભાઈ રાંછહોડભાઈ
Jagani Kantibhai Ranchhodbhai

જી. કીરિતભાઈ રાંછહોડભાઈ
Jagani Kiritbhai Ranchhodbhai

D. K. Jyeshthi
Jagani Dakshaben Kiritbhai

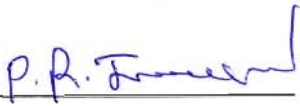
Jagani S.P.
Jagani Sangitaben Pratapbhai

જાગણી પ્રભાબેન કાંજીભાઈ
Jagani Prabhaben Kanjibhai

RADHESHREE DEVELOPERS

ACCEPTANCE

I, JAGANI PRATAPBHAI RANCHHODBHAI, Partner of Firm accept the above authority do hereby accept the same and to do all such acts & things as may be necessary or incidental thereto;



(Pratapbhai R Ranchhodbhai)
Partner

Place: Rajkot

Date : 04/02/2021