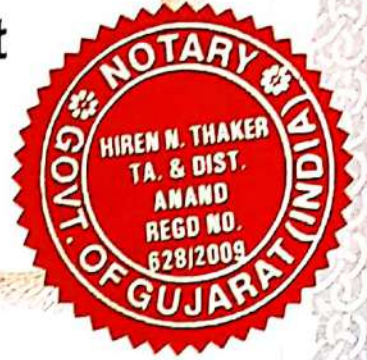




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ39233372657299R
Certificate Issued Date : 23-Nov-2019 12:41 PM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171120235282936336R
Purchased by : MONISH UMEDBHAI VIRANI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MONISH UMEDBHAI VIRANI
Second Party : Not Applicable
Stamp Duty Paid By : MONISH UMEDBHAI VIRANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



NOTARY

MA 0001371297

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shreestamp.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.



Affidavit

Affidavit cum declaration of Mr. Monish Umedbhai Virani (Director, Ashirwad Procon Pvt. Ltd.) Promoter /Duly authorized Signatory of Ashirwad Procon Pvt. Ltd. for Project Jaydev Sankul at C.S.No. 238, Plot No K-138, Opp Royal Hostel, Nana Bazar, Moje- Vallabh Vidhyanagar, Ta.Anand, Dist. Anand.

I Monish Umedbhai Virani authorized Signatory by the promoter Ashirwad Procon Pvt.Ltd. do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No PR/ANAND/ANANNANANDTPD/191212/008464 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. HASANABBAS GULAMBHAI MOMIN M.No. 138127 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

ASHIRWAD PROCON PRIVATE LIMITED

Monish
DIRECTOR

IDENTIFIED BY ME

ADVOCATE/PERSON
Name, *[Signature]*



Reg. No. 34644/19

Date : 23-11-2019

Solemnly Affirm by the Deponent
on oath

[Signature]
Hiren N. Thaker
Notary (Govt. Gujarat)

HIREN N. THAKER

Advocate-Notary
"Drashti", Opp. Saurashtra Colony
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India
Mo.: 9428403536

300

THE VALLABH VIDYANAGAR
COMM. CO-OP BANK LTD.,
VALLABH VIDYANAGAR-388120.
GUJSOSIAUTH/AVI 184/2007

भारत 14017
161057

SPECIAL
ADHESIVE

गुजरात
NOV 12 2019

INDIA

STAMP DUTY

GUJARAT

FORM - 'B'
[See rule 3(4)]

Rs.0000300/- PB6546

11:45

zero zero zero zero three zero zero

**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./Ms. Ashirwad Procon Pvt Ltd. (C/o Monish Umedbhai Virani, Director)** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **1st November-2019**

I, **Monish Umedbhai Virani (Director)** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter have a legal title to the land on which the development of the project 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. 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-December-2021**.

4. That, seventy per cent of the amounts realized 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 utilized 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

NOTARY





10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ASHIRWAD PROCON PRIVATE LIMITED

 Deponent
DIRECTOR

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 12th day of November-2019.

ASHIRWAD PROCON PRIVATE LIMITED

 Deponent
DIRECTOR



Reg. No. 33509/19
Date : 12-11-19
Solemnly Affirm by the Deponent
on oath

Hiren N. Thaker
Notary (Govt. Gujarat)



HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536

NOTARY

F-21, Shree Ramvihar Complex, Near. Iskon Mandir, Opp. V.V.C.C. Bank, V. V. Nagar - 388 120
Ph. : (O) (02692) 232209 | Email ID : monish2311@gmail.com

Ref. No.:

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPAY, HELD ON 1st Nov-2019^{Date:} FOR APPOINTMENT OF MR. MONISH UMEDBHAI VIRANI AS AUTHORISED REPRESENTATIVE, FOR REGISTRATION OF REAL ESTATE PROJECT "JAYDEV SANKUL" WITH GUJARAT REAL ESTATE REGULATORY AUTHORITY, AND FOR OTHER INCIDENTAL MATTERS THERETO,

RESOLVED THAT Mr. Monish Umedbhai Virani (Director) be and is hereby appointed as Authroised representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the company in connection with registration of its real estate project "Jaydev Sankul" with Gujarat Real Estate Regulatory Authority and matters incidental thereto.

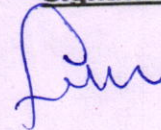
Certified to be true

For

Directors:

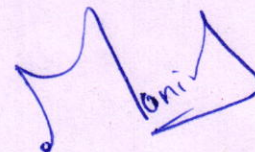
- 1) Firojali Hasanali Virani
- 2) Guljarben Firojbhai Virani
- 3) Mumtajben Rajubhai Virani
- 4) Monish Umedbhai Virani

Signature:



G. F. Virani

M. R. Virani



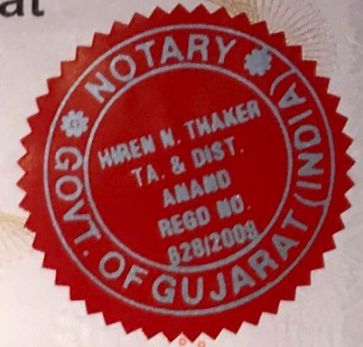


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ50623136450589R

Certificate Issued Date : 21-Dec-2019 12:34 PM

Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN

Unique Doc. Reference : SUBIN-GJGJ1306171142320531313701R

Purchased by : MONISH UMEDBHAI VIRANI

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : MONISH UMEDBHAI VIRANI

Second Party : Not Applicable

Stamp Duty Paid By : MONISH UMEDBHAI VIRANI

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



NOTARY



MA 0004755446

Statutory Note:-

1. The authenticity of this Stamp Certificate should be verified at www.shodasamp.com. Any discrepancies in the details on this Certificate and on the website of the said portal renders it invalid.
2. The responsibility of checking the authenticity is on the users of this certificate.
3. In case of any dispute, please inform the concerned authority.

Affidavit cum Declaration

Affidavit cum declaration of Ashirwad Procon Pvt. Ltd. through authorised signatory of **Monish Umedbhai Virani** for the project "**Jaydev Sankul**", which is situated at Opp . Royal Hostel, Near Bajkheda vadi , Nana Bazar, Vallabh Vidhyanagr -388 120.

I **Monish Umedbhai Virani** authorised signatory of proposed project duly authorized by the promoter of the project , do thereby , 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. OR

Our project "**Jaydev Sankul**" is in the Vallabh Vidhyanagar municipality area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vallabh Vidhyanagar municipality. with prior permission of Vallabh Vidhyanagar municipality prior to giving possession to allottees.

I/we further undertake that we will take building use permission from planning authority (AVKUDA) 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.

I/We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I/We understand that the entire responsibility for the same will be that of promoter/Architect/ Engineer / Site Supervisor / Land owner.

Date : 21-12-2019

Place : Vallabh Vidhyanagr

ASHIRWAD PROCON PRIVATE LIMITED

DIRECTOR

Deponent



Reg. No. 37569/19
Date : 21-12-19
Solemnly Affirm by the Deponent
on oath

HIREN N. THAKER
Notary (Govt. Gujarat)

IDENTIFIED BY ME

ADVOCATE/PERSON

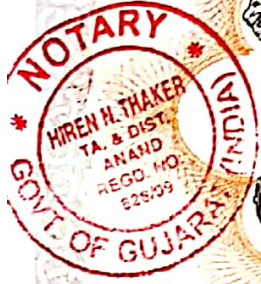
Name, [Signature]



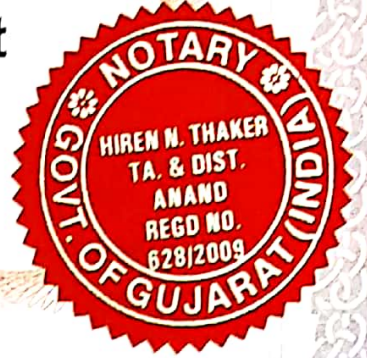
HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536

NOTARY

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते



Certificate No. : IN-GJ39233372657299R
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Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171120235282936336R
Purchased by : MONISH UMEDBHAI VIRANI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MONISH UMEDBHAI VIRANI
Second Party : Not Applicable
Stamp Duty Paid By : MONISH UMEDBHAI VIRANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



NOTARY

MA 0001371297

Statutory Alert:

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



Affidavit

Affidavit cum declaration of Mr. Monish Umedbhai Virani (Director, Ashirwad Procon Pvt. Ltd.) Promoter /Duly authorized Signatory of Ashirwad Procon Pvt. Ltd. for Project Jaydev Sankul at C.S.No. 238, Plot No K-138, Opp Royal Hostel, Nana Bazar, Moje- Vallabh Vidhyanagar, Ta. Anand, Dist. Anand.

I Monish Umedbhai Virani authorized Signatory by the promoter Ashirwad Procon Pvt.Ltd. do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No PR/ANAND/ANAND/ANAND/PR/19/212/008464 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. HASANABBAS GULAMBHAI MOMIN M.No. 138127 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

ASHIRWAD PROCON PRIVATE LIMITED

Monish
DIRECTOR

IDENTIFIED BY ME

ADVOCATE/PERSON
Name: *[Signature]*



Reg. No. 34644/19
Date : 23-11-2019
Solemnly Affirm by the Deponent
on oath
[Signature]
Hiren N. Thaker
Notary (Govt. Gujarat)

HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony
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Dist.: Anand, Gujarat, India
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