

Sr. No. 2023
NOTARY

24 MAR 2023

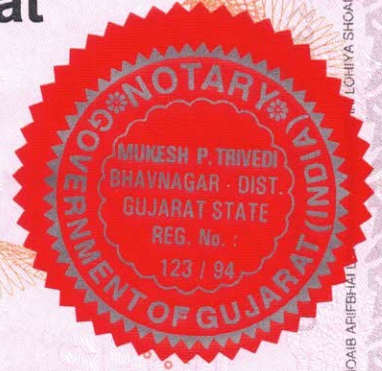


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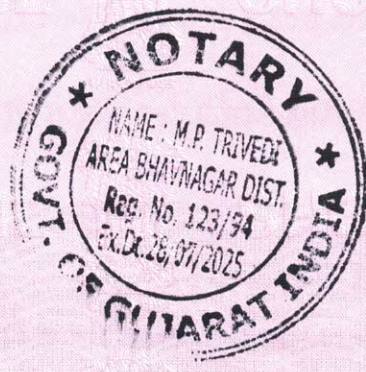


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ31516879470935V
Certificate Issued Date : 24-Mar-2023 05:07 PM
Account Reference : IMPACC (SV)/ gj13339504/ BHAVNAGAR/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1333950490044429202957V
Purchased by : RAVIBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : RERA AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHOAIB ARIFBHAI LOHIYA
Second Party : Not Applicable
Stamp Duty Paid By : SHOAIB ARIFBHAI LOHIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ31516879470935V

JD 0027157600

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 Mr. SHOAIB ARIFBHAI LOHIYA promoter of SHOAIB ARIFBHAI LOHIYA FOR RUVAPARI ESTATE, vide his authorization dated 01/03/2023.

I, Mr. SHOAIB ARIFBHAI LOHIYA promoter of SHOAIB ARIFBHAI LOHIYA FOR RUVAPARI ESTATE 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 RUVAPARI ESTATE is proposed.

AND

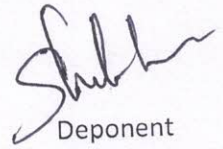
~~A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.~~

2. The said land is free from all encumbrances.
3. The time within which the project shall be completed by me/us is 31/12/2026.
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 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.



Shoaib

8. I shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

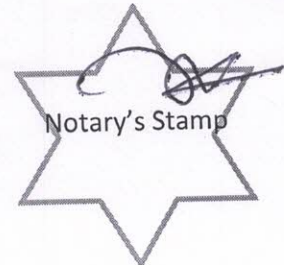

Deponent

Verification

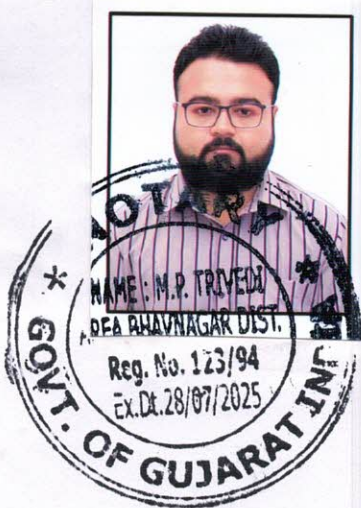
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us there from.

Verify by me at **BHAVNAGAR** on this **24TH** day of **MARCH 2023**.


Deponent



Solemnly Affirmed Before Me
By S. P. Lohia
Who is Identified By Shri.....
A. A. Mehta Advocate
Who is Personally known to me



Identified by Me


Advocate
(A. A. Mehta)


M. P. TRIVEDI
Notary
Bldg. B.K. Chambers, Court Road, Bhavnagar
Dt. Reg. No: 123/94
Com. Exp. On: 28/7/2025

Sr. No. 2023
NOTARY.....



IN-GJ31515991439937V

24 MAR 2023

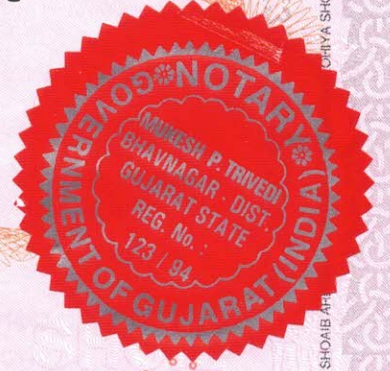


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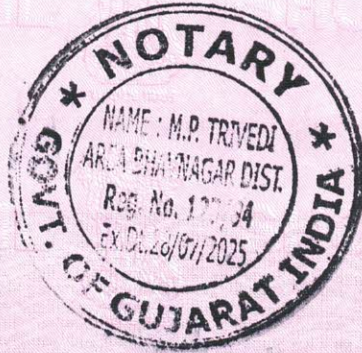
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Affidavit Cum Declaration

Affidavit cum declaration of Mr. SHOAIB ARIFBHAI LOHIYA authorized signatory of Mr. SHOAIB ARIFBHAI LOHIYA for the project RUVAPARI ESTATE situated at PLOT NO.F/15/1-B, SUR NO. 341 PAIKY, WARD NO.4, SHIT NO. 34, RUVAPARI ROAD BHAVNAGAR

Mr. SHOAIB ARIFBHAI LOHIYA authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state asunder;

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.

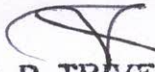
Our project RUVAPARI ESTATE is in the BHAVNAGAR MUNICIPAL CORPORATION municipal corporation area. There exists drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainagenet work of BHAVNAGAR MUNICIPAL CORPORATION municipal corporation. with prior permission of BHAVNAGAR MUNICIPAL CORPORATION prior to giving possession toallottees.

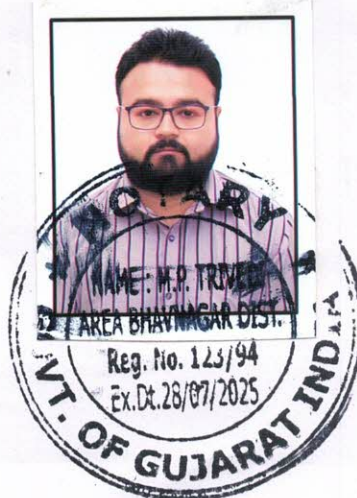
I/we further undertake that I/We will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

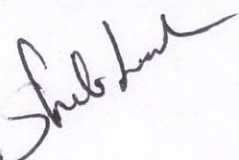
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

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

Solemnly Affirmed Before Me
By S. A. Lohiya
Who is Identified By Shri.....
A. A. Mehta Advocate
Who is Personally know to Me


M. P. TRIVEDI
Notary
Bln. 2/K. Chambers, Court Ro.: Bhavnagar
Dt. Reg.No: 123/94
Com.Exp. On: 28/7/2025




Deponent

Identified by Me

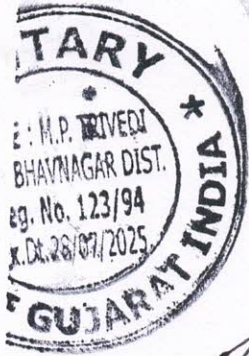
Advocate
(A. A. Mehta)

ભારત સરકાર
Government of India

લોહીયા શોએબ આરીફભાઈ
Lohiya Shoaib Arifbhai
જન્મ તારીખ / DOB : 02/11/1992
પુરુષ / Male

3738 8246 9904

મારો આધાર, મારી ઓળખ



Shoib



Shubh

