

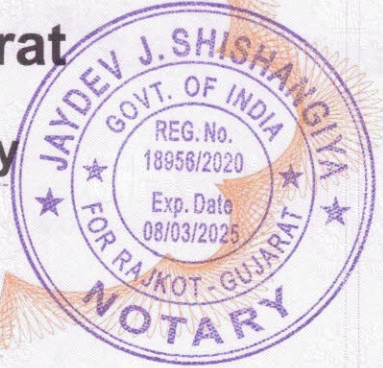


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ42620617116715T

Certificate Issued Date : 14-Apr-2021 04:50 PM

Account Reference : IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1324811121193654639834T

Purchased by : R D PATEL ADVOCATE

Description of Document : Article 18 Certificate or Other Document

Description : SUBHAM HERITAGE

Consideration Price (Rs.) : 0
(Zero)

First Party : SANIDHYA SKY LINE LLP

Second Party : Not Applicable

Stamp Duty Paid By : SANIDHYA SKY LINE LLP

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



KC 0001202992

Statutory Alert:

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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. KISHORBHAI KESHAVLAL PATTANI promoter /duly authorized by the promoter of SHUBHAM HERITAGE, vide its/his/her/their authorization dated 01/04/2021.

I, KISHORBHAI KESHAVLAL PATTANI promoter/duly authorized by the promoter of SHUBHAM HERITAGE 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 SHUBHAM HERITAGE is proposed;

OR

SANIDHYA SKY LINE LLP have/has a legal title to the land on which the development of SHUBHAM HERITAGE 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 and promoter for development of the real estate project is enclosed herewith.

2. The said land is free from all encumbrances.

OR

Details of encumbrance's -NA- including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is 31-03-2022.
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.

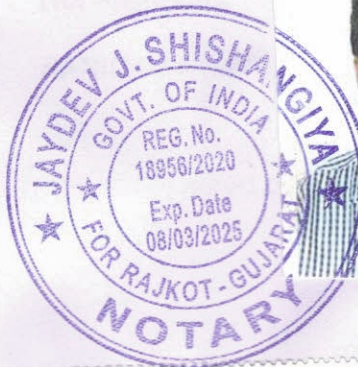
[Signature]
Deponent

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 RAJKOT on this 14 day of April, 2021.

Identified By
[Signature]
As per



[Signature]
Deponent

Solemnly Affirmed Before Me By
Shri. Kishorabhai Keshavlal
Pattani Who Is Identified By
R. D. Patel Advocate
Who Is Personally Known to Me On
This 14 Day of April 2021

[Signature]
JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT



Page No. S7
Serial No. 1987
Receipt No. 1987
Date 14-04-2021

SANIDHYA SKY LINE LLP

Giri Kandra, Amarnath Plot, Sahkar Nagar Main Roa, Kalawad Road, RAJKOT-360007.

DATE: 1-04-2021

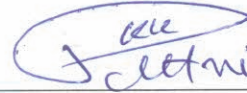
TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.

**SUBJECT: APPOINTMENT OF AUTHORISED SIGNATORY AND
PROJECT HEAD FOR RERA REGISTRATION**

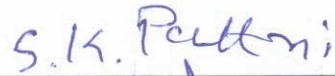
WE THE PARTNERS OF M/s SANIDHYA SKY LINE LLP DO HEREBY
APPOINT **KISHORBHAI KESHAVLAL PATTANI** AS THE
AUTHORISED SIGNATORY AND **KISHORBHAI KESHAVLAL
PATTANI** AS THE PROJECT HEAD FOR THE PROJECT **SHUBHAM
HERITAGE**.

FOR M/s SANIDHYA SKY LINE LLP
PARTNERS

1. KISHORBHAI KESHAVLAL PATTANI



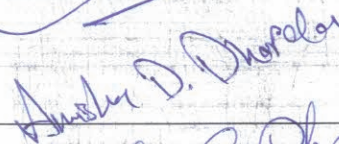
2. SANDHYA KISHOR PATTANI



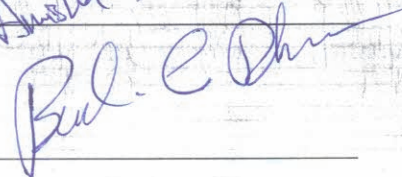
3. DHIRENBHAI AMRITLAL DHORDA



4. AMISHA DHIRENBHAI DHORDA



5. BAKUL CHUNILAL DHANAK

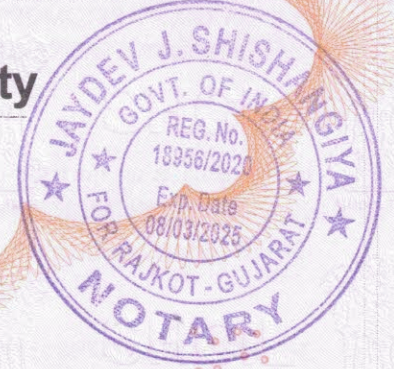




सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ53012069950856T

Certificate Issued Date : 28-May-2021 08:25 PM

Account Reference : IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1324811141859407297188T

Purchased by : R D PATEL ADVOCATE

Description of Document : Article 18 Certificate or Other Document

Description : SUBHAM HERITAGE

Consideration Price (Rs.) : 0
(Zero)

First Party : SANIDHYA SKY LINE LLP

Second Party : Not Applicable

Stamp Duty Paid By : SANIDHYA SKY LINE LLP

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



LB 0020100105

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

FORM B-1

(Gujarat RERA Order -23 dt. 23/05/2019)

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. KISHORBHAI KESHAVAL PATTANI** as Partner and Authorized Signature of **SANIDHYA SKY LINE** promoter of the proposed project **SHUBHAM HERITAGE** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **01-04-2021**;

I/WE, **Mr. KISHORBHAI KESHAVAL PATTANI** promoter of the proposed project **SHUBHAM HERITAGE** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with (1) **SANDHYABEN KISHORBHAI PATTANI** (2) **KISHORBHAI KESHAVAL PATTANI** (3) **DHIREN AMRUTAL DHORDA** (4) **AMISHA DHIREN DHORDA** (5) **BAKUL CHUNILAL DHANAK** (Name of the project land owner(s)/lessor(s)) by way of registered Development agreement No **414**, Registered on date **15-01-2021** at sub Registrar office **RAJKOT ZONE-3** to develop the land bearing Survey No/FP No **Revenue Survey No. 452P, Sub Plot No.9/B+10/A+10/B-1 & 9/B+10/A+10/B-2** of **RAJKOT** Village/City(said land);
2. That (1) **SANDHYABEN KISHORBHAI PATTANI** (2) **KISHORBHAI KESHAVAL PATTANI** (3) **DHIREN AMRUTAL DHORDA** (4) **AMISHA DHIREN DHORDA** (5) **BAKUL CHUNILAL DHANAK** (Name of the project land owner(s)/lessor(s)) have/has a legal title to the land on which the development of the proposed project 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 and me/us (the promoter) for development of the real estate project is enclosed herewith, and the land is free from all encumbrances.

OR

3. That details of encumbrances **NO ENCUMBRANCE** (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.
4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

KK Pattani

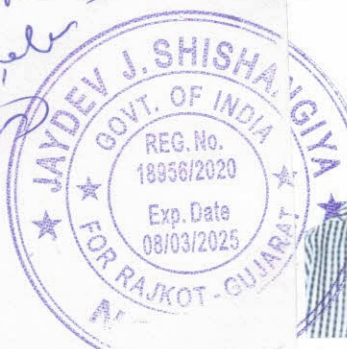
Deponent

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 RAJKOT on this 28th day of **May 2021**.

Devent Pat B
Shubham
SK



KK Pattani

Deponent



Solemnly Affirmed Before Me By
Shri. Kishorben Keshavlal
P. Uttem Who Is Identified By
P. O. Patel Advocate
Who Is Personally Known to Me On
This 28 Day of may 2021

Jaydev

JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

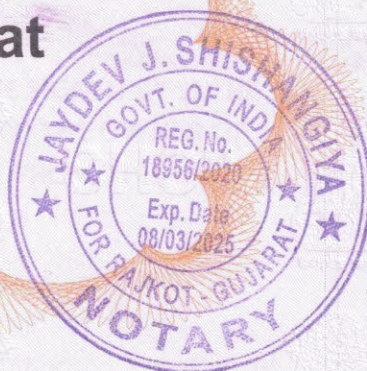
Page No. 71
Serial No. 2501
Receipt No. 2501
Date 28-05-2021



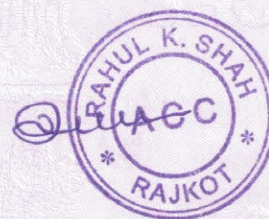
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ53012037613960T
Certificate Issued Date : 28-May-2021 08:24 PM
Account Reference : IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1324811141859510088707T
Purchased by : R D PATEL ADVOCATE
Description of Document : Article 18 Certificate or Other Document
Description : SUBHAM HERITAGE
Consideration Price (Rs.) : 0
(Zero)
First Party : SANIDHYA SKY LINE LLP
Second Party : Not Applicable
Stamp Duty Paid By : SANIDHYA SKY LINE LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0020100104

Statutory Alert:

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

FORM B-2

(Gujarat RERA Order -23 dt. 23/05/2019)

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./Ms. **Mr. KISHORBHAI KESHAVALAL PATTANI** as Partner and Authorized Signature of **SANIDHYA SKY LINE** promoter of the proposed project **SHUBHAM HERITAGE** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **01-04-2021**;

AND

2) Mr./Ms. (1) **SANDHYABEN KISHORBHAI PATTANI** (2) **KISHORBHAI KESHAVBHAI PATTANI** (3) **DHIREN AMRUTLAL DHORDA** (4) **AMISHA DHIREN DHORDA** (5) **BAKUL CHUNILAL DHANAK** owner/lessor of the project land/duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated - ;

We, 1) **Mr. KISHORBHAI KESHAVALAL PATTANI** promoter of the proposed project/duly authorized by the promoter of the proposed project, AND 2) (1) **SANDHYABEN KISHORBHAI PATTANI** (2) **KISHORBHAI KESHAVBHAI PATTANI** (3) **DHIREN AMRUTLAL DHORDA** (4) **AMISHA DHIREN DHORDA** (5) **BAKUL CHUNILAL DHANAK** owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

- A. we have entered into registered Development agreement no 414, Registered on date **15-01-2021** at sub Registrar office **RAJKOT ZONE-3** to develop the land bearing Survey No/FP No Revenue Survey No.452P, Sub Plot No.9/B+10/A+10/B-1 & 9/B+10/A+10/B-2 of **RAJKOT** Village/City(said land);
- B. That (1) **SANDHYABEN KISHORBHAI PATTANI** (2) **KISHORBHAI KESHAVBHAI PATTANI** (3) **DHIREN AMRUTLAL DHORDA** (4) **AMISHA DHIREN DHORDA** (5) **BAKUL CHUNILAL DHANAK** [Name of the project land owner(s)/lessor(s)] have/has a legal title to the land on which the development of the proposed project 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 and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances **NO ENCUMBRANCE** (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

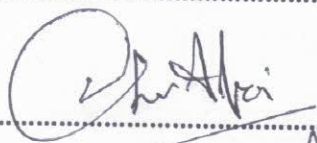


- C. That, we will abide by all the conditions of the Development agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.
- D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

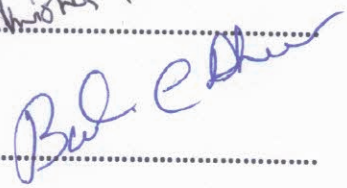
Deponent 1) 

2) 

3) S. K. Paltani

4) 

5) Anish D. Darda

6) 



Verification

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

Verify by me at Rajkot on this 28th day of **May** 2021.

Deponent 1) Kishor Patel

2) Kishor Patel

3) S.K. Patel

4) Shri. P. Phadia

5) Anshu P. Phadia

6) Bal. C. Phadia



Kishor Patel
Shri. P. Phadia
Anshu P. Phadia
Bal. C. Phadia

- ① Kishor Patel
- ② S.K. Patel
- ③ Shri. Anshu P. Phadia
- ④ Anshu P. Phadia

Solemnly Affirmed Before Me By
Shri. Kishor Patel
Shri. S.K. Patel Who Is Identified By
R.D. Patel Advocate
Who Is Personally Known to Me On
This 28 Day of May 2021

JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT-GUJARAT

Page No. 71
Serial No. 2502
Receipt No. 2502
Date 28-05-2021

