



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ79801255494000T
Certificate Issued Date : 12-Jul-2021 01:41 PM
Account Reference : IMPACC (FI)/ gjelimp10/ DH COLLEGE RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJELIMP1095038104673359T
Purchased by : NIKHIL CHAVDA
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT FOR RERA
Consideration Price (Rs.) : 0
(Zero)
First Party : NAVKAR BUILDERS BEHALF OF JAYDEVBHAI
Second Party : Not Applicable
Stamp Duty Paid By : NAVKAR BUILDERS BEHALF OF JAYDEVBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0008426731

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 **NAVKAR BUILDERS** a partnership firm having PAN – AASFN3285G having its office at 101 Panchratna, 37 New Jagnath Plot, Opp Street of Dr. Devani Rajkot 360005 through its Partner **Mr. Jaydev Hasmukhrai Shah** promoter of the proposed project/duly authorised by the Co-promoters of the proposed project – **ADESHWAR AVENUE** do hereby solemnly declare, undertake and state as under:

1. That **NAVKAR BUILDERS** has a legal title to the land on which the development of "**ADESHWAR AVENUE**" 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.
3. The time period within which the project shall be completed by us is by 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.
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. 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. We shall take all the pending approvals on time, from the competent authorities.

9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.




Deponent

NAV KAR BUILDERS through its
Partner Mr. Jaydev Hasmukhrai Shah

Identified by

N. G. RAMANI
Advocate
Reg. No. G/1553/2012

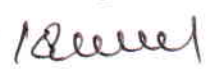
Verification

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

Verified by us at Rajkot on this, 26th July 2021


Deponent

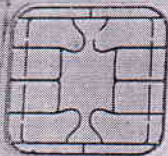
NAV KAR BUILDERS through its
Partner Mr. Jaydev Hasmukhrai Shah
Book No. 7
Page No. 79
Serial No. 7594
Receipt No. 7594
Date 20/07/21

Signed Before me by Jaydev hasmukhrai Shah
who is identified by shri N. G. Ramani
Advocate who is personally known to me
on This 26th day of July 2021
G/ 1553 / 2022 

K. V. RAWAL
NOTARY
RAJKOT DISTRICT RAJKOT.

UNION OF INDIA **Driving Licence**
GUJARAT STATE

GJ03 19980046551



Date of First Issue

05-11-1998

Validity

29-04-2022

CDOI: **29/04/2017**

Date of Birth

30-04-1967

Blood Group

O+ve

Name

JAYDEV SHAH

Son/Daughter/Wife of

HASMUKHLAL



GJ07DL0001532842



GJ03 19980046551

Aadhaar No.

MCWG

05-11-1998

LMV

05-11-1998

HJT23NH567SE

Permanent Address

**FL NO.A-204 SANIDDHYA
APPT ST NO.3 MARUTI NAGAR
AIR PORT ROAD RAJKOT
360001**

Holder's Signature

Emergency Contact No.

9879049518

Licencing Authority
RAJKOT

Form 7 Rule 16(2)

Navkar Builders

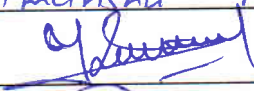
101, Panchratna Complex, 37 New Jagnath Plot, Rajkot - 360001

We Partners of NAVKAR BUILDERS (Partnership Firm)

1. Jaydev Has Mukh Ray Shah
2. Heenaben Dilipbhai Desai
3. Himanshu Tarachand Parekh
4. Yash Pankajbhai Rathod
5. Karan Shaileshbhai Vora
6. Palak Himanshubhai Parekh

hereby solemnly affirm and declare that JAYDEV HASMUKH RAY SHAH will act as an authorized signatory for the business NAVKAR BUILDERS – Project “ADESHWAR AVENUE ” for which application for registration is being filed under the REAL ESTATE REGULATION ACT, 2016

All his actions in relation to this project will be binding on us.

Sr. No.	Full Name	Designation	Signature
1	Jaydev Has Mukh Ray Shah	Partner	
2	Heenaben Dilipbhai Desai	Partner	H. D. Desai
3	Himanshu Tarachand Parekh	Partner	Himanshu T. Parekh
4	Yash Pankajbhai Rathod	Partner	
5	Karan Shaileshbhai Vora	Partner	
6	Palak Himanshubhai Parekh	Partner	Palak H. Parekh

• Acceptance as an authorized signatory

I JAYDEV HASMUKH RAY SHAH hereby solemnly accord our acceptance to act as authorized signatory for the above referred project and all my acts shall be binding on the business.

Signatures of Authorised Signatory :



JAYDEV HASMUKH RAY SHAH
(Partner)

Designation

Date

: 24.07.2021

Place

: Rajkot



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ16657998992917T

Certificate Issued Date : 07-Sep-2021 03:55 PM

Account Reference : IMPACC (FI)/ gjelimp10/ DH COLLEGE RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJELIMP1068249651695314T

Purchased by : K D RAMANI

Description of Document : Article 18 Certificate or Other Document

Description : USE FOR RERA AGREEMENT

Consideration Price (Rs.) : 0
(Zero)

First Party : NAVKAR BUILDERS THROUGH ITS PARTENR JAYDEV SHAH

Second Party : Not Applicable

Stamp Duty Paid By : NAVKAR BUILDERS THROUGH ITS PARTENR JAYDEV SHAH

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



KC 0008630330

Statutory Alert:

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Government of India
Shri 44444444444444444444
Shri 44444444444444444444
Shri 44444444444444444444
2906 7092 0089

મારો આધાર, મારી ઓળખ

Unique Identification Authority of India
Address:
2906 7092 0089
2906 7092 0089



Book No. 7
Page No. 98
Serial No. 2073
Receipt No. 2073
Date 07/09/22

Affidavit cum Declaration

Affidavit cum declaration of **JAYDEV SHAH** authorized signatory of the project **AADESHWAR AVENUE** situated at Near Nageshwar Parshwanath Derasar, Patel Chowk, Jamnagar Road, Rajkot.

I **JAYDEV SHAH** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under:

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 drainage would be as per Rule 23.10.1 of the new GDCR – 2017.

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.

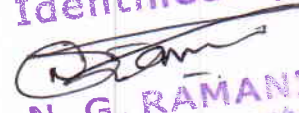
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of Promoter.




Deponent

NAVKAR BUILDERS through its
Partner **JAYDEV SHAH**

Identified by

N. G. RAMANI
Advocate
Reg. No. G/1553/2012

Signed Before me by Jaydev
Hasmukhlal Shah
who is identified by Shri N. G. Ramani
Advocate who is personally known to me
on This 7th day of September 2022
G/ 1553 / 2012


K. V. RAWAL
NOTARY
RAJKOT DISTRICT RAJKOT,

