



THE BANASKANTHA MERCANTILE
CO-OP. BANK LTD
OLD SARDARGUNJ ROAD
PALANPUR- 385 001
GUJ/SOSIAUTH/NAV/136/2006



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2020 2020 2020 2020 2020 2020 11:16
Rs.0000300/-PB5877

STAMP DUTY GUJARAT

Serial No. 326
Book No. 02
Page No. 21
Date : 9 MAR 2022

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. HardikNavinchandraRavalduly authorized by M/s Shivanta Associates the promoter of S9 Bungalows, vide its authorization dated 09/03/2022.

I, Mr. HardikNavinchandraRavalduly authorized by M/s Shivanta Associates promoter of S9 Bungalows do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of S9 Bungalows 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 owners and promoters 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 31-December-2024.
4. Seventy per cent of the amounts realised by 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

9 MAR 2022





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

Verification

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

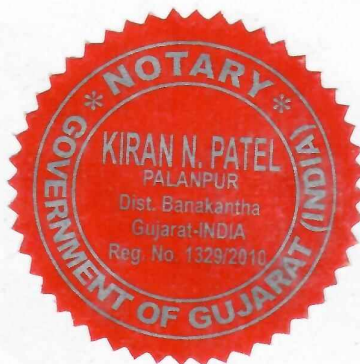
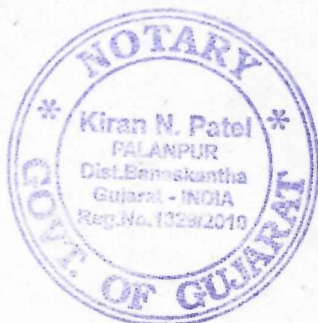
Verify by me at Palanpur on this 09th day of March, 2022.

9 MAR 2022



SOLEMNLY AFFIRMED
BEFORE ME.


KIRAN N. PATEL
NOTARY
Govt. of Gujarat
PALANPUR (B. K.)



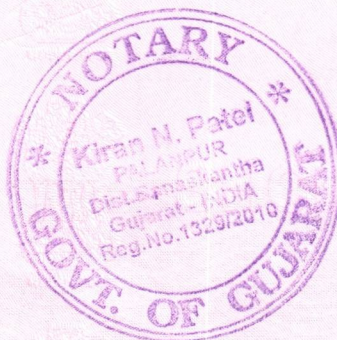
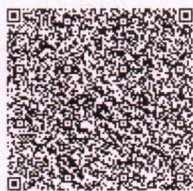

Deponent



9 MAR 2022



Certificate No.	:	IN-GJ78321963214637U
Certificate Issued Date	:	16-Jun-2022 12:25 PM
Account Reference	:	IMPACC (SV)/ gj13015904/ PALANPUR/ GJ-BK
Unique Doc. Reference	:	SUBIN-GJGJ1301590487743245449902U
Purchased by	:	SHIVANTA ASSOCIATES
Description of Document	:	Article 17 Certificate of Sale
Property Description	:	AFFIDAVIT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHIVANTA ASSOCIATES
Second Party	:	NILL
Stamp Duty Paid By	:	SHIVANTA ASSOCIATES
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)



KC 0029318332

Statutory Alert:



Warning

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Serial No. 541
Book No. 02
Page No. 31
Date :

16 JUN 2022

Affidavit for Approved plan for Project – S9 Bungalows

I, Hardik Navinchandra Raval Authorized Partner of Shivanta Associates Promoter of Project – S9 Bungalows, do hereby indemnify and declare that,

We got Development Permission vide, Development Permission No. 1016LD21220102 dated 31.12.2021 for Development of Unit No. 1 to 50 on Block/ S. No. 1931.002 of Village Palanpur.

In development permission Competent Authority has mentioned only Plot Number and Plot Area instead of approved construction area along with plot area as approved by the Competent Authority in our Building and Layout Plan. Where in it is approved as Residential Development but in Commencement Certificate due to Technical Error it is mentioned as Plotting Development and to get that error rectified we have made an application with the Competent Authority vide our application dated 15.06.2022.

As soon as we receive the rectified development permission from the competent authority, we will submit the same with RERA regulatory Authority.

Place : Palanpur

Date : 16/06/2022



SOLEMNLY AFFIRMED
BEFORE ME.

KIRAN N. PATEL
NOTARY
Govt. of Gujarat
PALANPUR (B.K.)

Shivanta Associates
SHIVANTA ASSOCIATES

PARTNER

By Authorized Partner

16 JUN 2022

10/28
50

SHIVANTA ASSOCIATES

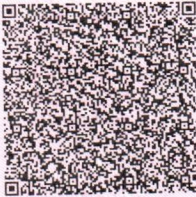
PARTNER



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Government of Gujarat
Certificate of Stamp Duty

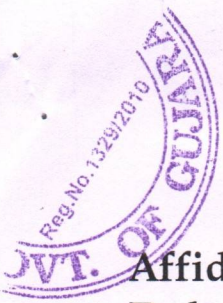
Certificate No. : IN-GJ70788080811613U
Certificate Issued Date : 04-Jun-2022 03:31 PM
Account Reference : IMPACC (SV)/ gj13015904/ PALANPUR/ GJ-BK
Unique Doc. Reference : SUBIN-GJGJ1301590472912507274203U
Purchased by : SHIVANTA ASSOCIATES
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVANTA ASSOCIATES
Second Party : HARDIK NAVINCHANDRA RAVAL
Stamp Duty Paid By : SHIVANTA ASSOCIATES
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0029317631

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Serial No. 53
Book No. 62
Page No. 35
Date: 14 JUN 2022

Affidavit cum declaration of Mr. Hardik Navinchandra Raval
Duly authorized signatory of Shivanta Associates the promoter
of project S9 Bungalows at S.No. 1931.002, Mauje - Palanpur, Ta.
Palanpur, Dist. Banaskantha.

I Hardik Navinchandra Raval authorized signatory of proposed project S9 Bungalows duly authorized by the promoter Shivanta Associates with respect of our RERA registration application vide Acknowledgement No. PR/BANASKANTHA/PALANPUR/GUJRERA/220519/012741do hereby, solemnly declare, undertake and state as under:

We have submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. We hereby undertake that till the drainage connectivity is provided by the concern authority, septic tanks and soak well would be provided in accordance with (IS2470). The provision for disposal of drainage would be as per rule 23.10.1 of new GDCR - 2017.

We further undertake that 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 of promoter/ Architect/Engineer/Site Supervisor/Land Owner.

14 JUN 2022

Date: - 04/06/2022

Place: - Palanpur



Deponent

SOLEMNLY AFFIRMED
BEFORE ME.

14 JUN 2022

KIRAN N. PATEL
NOTARY
Govt. of Gujarat
PALANPUR (B. K.)



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Government of Gujarat
Certificate of Stamp Duty

IN-GJ48604190587649U

27-Apr-2022 12:19 PM

8 APR 2022

IMPACC (FI)/ gjelimp10/ PALANPUR/ GJ-BK

SUBIN-GJGJELIMP1029218177301395U

SHIVANTA ASSOCIATES

Article 5(h) Agreement (not otherwise provided for)

DECLARATION

0
(Zero)

SHIVANTA ASSOCIATES

RAVAL HARDIK NAVINCHADRA

SHIVANTA ASSOCIATES

300
(Three Hundred only)



28 APR 2022



KC 0023951763

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Serial No..... 420
Book No..... 02
Page No..... 29
Date : 28 APR 2022

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. Hardik Navinchandra Raval promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/04/2022;

I, Hardik Navinchandra Raval promoter of the proposed project/ 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 Devikaben Chandrakant Patel (herein referred as the "Land Owner") by the way of Registered Development Agreement, Registered on date 11th February, 2022 at Sub Registrar office Palanpur to develop the land bearing Survey No. 1931.002 of Palanpur Village/City(said land);
2. That Devikaben Chandrakant Patel (herein referred as the "Land Owner") have 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 us (Shivanta Associates) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrance NIL (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

28 APR 2022





3. That I/We will abide by all the conditions of the Development agreement and fulfill all my obligations under the said agreement, specifically the obligation of making the full payment towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form -3 submitted by us on a quarterly basis.
4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/appartments.



Verification

Deponent

Hardik Navinchandra Raval

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 Palanpur, on this 27th Day of April, 2022.



Deponent

Hardik Navinchandra Raval

28 APR 2022



SOLEMNLY AFFIRMED
BEFORE ME.

KIRAN N. PATEL
NOTARY
Govt. of Gujarat
PALANPUR (B. K.)

28 APR 2022



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

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28 APR 2022

Certificate No. : IN-GJ48603328212399U
Certificate Issued Date : 27-Apr-2022 12:19 PM
Account Reference : IMPACC (FI)/ gjelimp10/ PALANPUR/ GJ-BK
Unique Doc. Reference : SUBIN-GJGJELIMP1029219413827656U
Purchased by : SHIVANTA ASSOCIATES
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVANTA ASSOCIATES
Second Party : RAVAL HARDIK NAVINCHADRA
Stamp Duty Paid By : SHIVANTA ASSOCIATES
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

28 APR 2022



IN-GJ48603328212399U

KC 0023951762

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

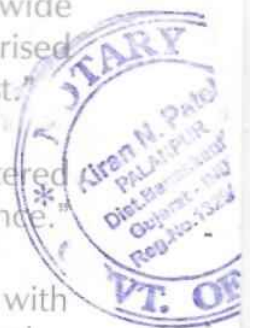


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Serial No.....421.....
Book No.....02.....
Page No.....29.....
Date :

28 APR 2022

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. Hardik Navinchandra Raval promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.22/04/2022,

AND

- 2) Ms. Devikaben Chandrakant Patel owner/ lessor of the project land, vide its/his/ their authorization dated 22/04/2022,

We, 1) Hardik Navinchandra Raval promoter of the proposed project/ duly authorized by the promoter of the proposed project, AND 2) Devikaben Chandrakant Patel owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement, Registered on date 11/02/2022 at sub Registrar office Palanpur to develop the land bearing Survey No. 1931.002 of Palanpur village / city (said land) ;
B. That Devikaben Chandrakant Patel [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.

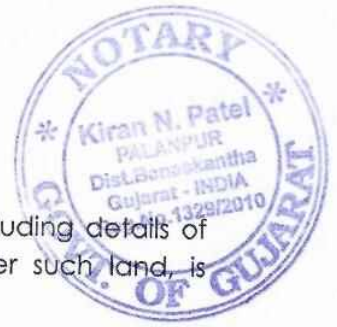
AND

a legally authentication of title of such land along with an authenticated copy of the agreement between such owner and us (the promoter)(Shivanta Associates) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

28 APR 2022





That details of encumbrances NIL (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 fulfill 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 undertakes 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)

Hardik Navinchandra Raval



2)

Devikaben Chandrakant Patel

Verification

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

Verify by us at Ahmedabad on this 27th day of April, 2022.



28 APR 2022 Page 2 of 7



[Faint handwritten signature]





Deponent

1) 
Hardik Navinchandra Raval



2) 
Devikaben Chandrakant Patel

28 APR 2022



SOLEMNLY AFFIRMED
BEFORE ME.

KIRAN N. PATEL
NOTARY
Govt. of Gujarat
PALANPUR (E.L.K.)

28 APR 2022 Page 3 of 7

SHIVANTA ASSOCIATES

Address: NIRMAN COMPLEX, AITHOR ROAD, UNJHA -384170
GST No.: -24ADIFS4248R1ZD Contact: - 98981 87024

Declaration for Authorised Signatory

We,

1. **HARDIK NAVINCHANDRA RAVAL – PARTNER**
2. **PATEL CHANDRAKANT SOMABHAI (HUF) – PARTNER**

Hereby solemnly affirm and declare that **HARDIK NAVINCHANDRA RAVAL** to act as an authorized signatory for RERA registration for the business **M/s. SHIVANTA ASSOCIATES**

Signatures of the persons who are whole time Partner.

S. No	Full Name	Designation	Signature
1	HARDIK NAVINCHANDRA RAVAL	PARTNER	
2	PATEL CHANDRAKANT SOMABHAI (HUF)	PARTNER	

Acceptance as an authorized signatory

I **HARDIK NAVINCHANDRA RAVAL** hereby solemnly accord my acceptance to act as an authorized signatory for the above referred business and all my acts shall be binding on the business.

SHIVANTA ASSOCIATES

 **PARTNER**

HARDIK NAVINCHANDRA RAVAL

(Partner)

Place: Palanpur

Date: 10/03/2022