

KASTURI ENTERPRISE

ARIN C-6, YOGINIKETAN PLOTS, NIRMALA CONVENT SCHOOL ROAD, OPP. SAWAM PRESCHOOL
RAJKOT 36006

AUTHORITY LETTER

We Partners of KASTURI ENTERPRISE having PAN AAMFK1825B hereby appoint **Mr Ashish Gopalkrishna Mehta** as authorized signatory and project head for project "Aurum Westend". He is authorized to act for and on behalf to correspond, act, appear in and settle our matters incidental to Real Estate regulatory authority and other matters as and when required on behalf of THE FIRM before Gujarat RERA Authorities.

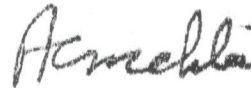
He is further authorized to sign and submit the application along with necessary writings, papers documents affidavits instruments as case may be required from time to time and to do all such acts, deeds and things on behalf of the company as he may deem fit, necessary and expedient.

Partners of Kasturi Enterprise:

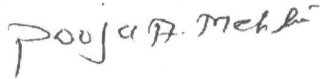
Accepted:



1) Ashish G Mehta



Ashish G Mehta



2) Pooja A Mehta

Date: 26/11/2022

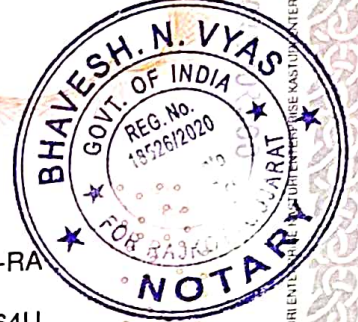
Place: Rajkot



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

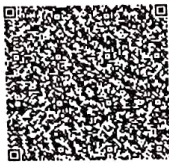
₹300



Certificate No. : IN-GJ65958731657558U
Certificate Issued Date : 28-Nov-2022 10:34 AM
Account Reference : IMPACC (FI)/ gjelimp10/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJELIMP1060292353374464U
Purchased by : TEJAS H VAJARIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KASTURI ENTERPRISE
Second Party : ASHISH G MEHTA
Stamp Duty Paid By : KASTURI ENTERPRISE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Amruti



₹300

IN-GJ65958731657558U

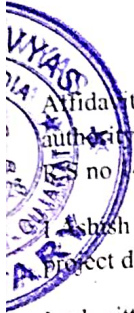
JDD 0008225605

Statutory Alert:

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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 Cum Declaration)



Affidavit cum declaration of Mr Ashish Gopalkrishna Mehta authorized signatory of (Kasturi Enterprise) vide authority letter dated 26/11/2022 for the project (Aurum Westend) situated at Plot no 2 O.P no 49 F.P no 49/2 no 40/P3/P1/P2 Vardhmanagar Ghanteswar Rajkot .

I Ashish Gopalkrishna Mehta authorized signatory of proposed project duly authorized by the promoter of the project do hereby solemnly declare undertake and state as under;

I submitted and got approval of our plan /layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC .I hereby undertake that till the drainage connectivity is provided in accordance with (IS 2470).The provision for disposal of drainage would be as per rule 23.10.1 of new GDCR 2017 OR

Our project "AURUM WESTEND" is in the Rajkot municipal corporation area. There exists drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Rajkot Municipal Corporation with prior permission of RMC prior to giving possession to allottees.

I further undertake that I 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 maintenance is handed over to the service society of the allottees.

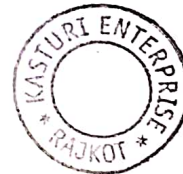
We understand that the entire responsibility for the same will be that of promoter/architect/engineer/site supervisor/land owner.

Date: 28/11/2022

Place: Rajkot

Identified By me:-

TEJAS H. VAJARIYA
B.A., L.L.B. Advocate
301, Amrut Commercial Center,
Sardar Nagar Main Road,
Near Astron Chowk,
Rajkot.



Ashish Mehta

Deponent

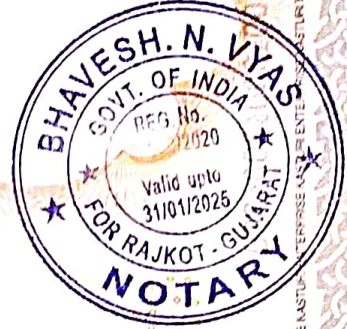
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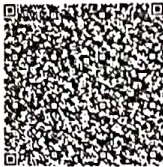
INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

₹300



Certificate No. : IN-GJ65957812262544U
Certificate Issued Date : 28-Nov-2022 10:33 AM
Account Reference : IMPACC (FI)/ gjelimp10/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJELIMP1060290053034118U
Purchased by : TEJAS H VAJARIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KASTURI ENTERPRISE
Second Party : ASHISH G MEHTA
Stamp Duty Paid By : KASTURI ENTERPRISE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

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₹300

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JD 0008225604

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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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 AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashish Gopalkrishna Mehta authorized signatory duly authorized by M/s Kasturi Enterprise vide letter dated 26/11/2022 promoter of the proposed project Aurum Westend to be constructed on land admeasuring 8591.79 sq meter at Plot no 2 O.P no 49 F.P no 49/2 T.P.S 36/3 R.S no 140/P3/P1/P2 Vardhmannagar Ghanteshwar Rajkot.

I Ashish Gopalkrishna Mehta authorized signatory duly authorized by promoters of the proposed project Aurum Westend do hereby solemnly declare, undertake and state as under:

1. That I/promoter have a legal title to the land on which the development of the land is proposed.
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 31/03/2029.
4. That the Seventy percent of the amounts realized by me/promoter from 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 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 proportion 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 of 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 project.

(Y)

Ashish

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.



Verification



Amesh
Deponent



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

Verify by me at Rajkot on this 28/11/2022

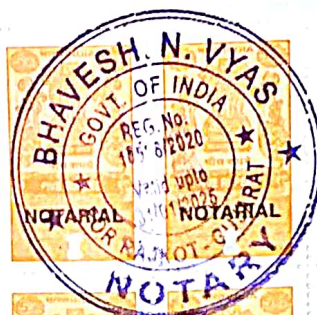
Identified By me:-

Tejas H. Vajariya

TEJAS H. VAJARIYA
B.A., L.L.B. Advocate
301, Amrut Commercial Center,
Sardar Nagar Main Road,
Near Astron Chowk,
Rajkot.



Amesh
Deponent



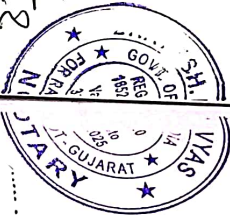
SOLEMNLY AFFIRMED BEFORE ME BY
Amesh
WHO IS IDENTIFIED BY SHRI *Tejas H. Vajariya*
ADVOCATE WHO IS PERSONALLY KNOWN TO
ME ON THIS *28* DAY OF *12* 20*22* AT RAJKOT

Book No. *4122* B. N. VYAS
Page No. *38* NOTARY (GOVT. OF INDIA)
Serial No. *5783* RAJKOT
Receipt No. *5783*
Date *28/12/22*

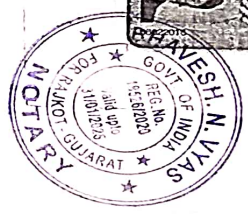


SOLENNY AFFIRMED BEFORE ME BY
S. N. VYAS
WHO IS IDENTIFIED BY SHRI S. N. VYAS
ADVOCATE WHO IS PERSONALLY KNOWN
ME DATES 22-12-2022
Date 22-12-2022

B. N. VYAS
NOTARY (GOVT. OF INDIA)
RAJKOT



(X) Anand



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6261 1799 5112

(X) Anand

मेरी आधार, मेरी आधार

मेरी आधार, मेरी आधार