



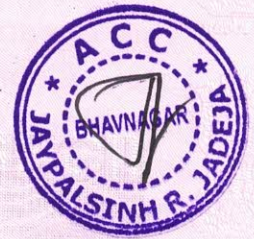
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No. : IN-GJ97367113665780U
Certificate Issued Date : 28-Jan-2022 07:17 PM
Account Reference : IMPACC (AC)/ gj13339111/ BHAVNAGAR/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1333911128061949271373U
Purchased by : JCS DEVELOPERS
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FORM B
Consideration Price (Rs.) : 0
(Zero)
First Party : JCS DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : JCS DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Serial No. 2298/2022
01/02/2022

JAYPALSINH R. JADEJA
NOTARY, BHAVNAGAR.



KC 0023540805

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SHCIL



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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 GAURAV S MEHTA promoter(PARTNER) of JCS DEVELOPERS FOR PROJECT PHONEIX - 8, vide his authorization dated 28/01/2022.

I, GAURAV S MEHTA promoter(PARTNER) of JCS DEVELOPERS FOR PROJECT PHONEIX - 8, 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 PHONEIX - 8 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 period within which the project shall be completed by me/us is 31/12/2024
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.

JCS Developers
[Signature]
Partner

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 **BHAVNAGAR** on this **28TH JANUARY 2022**.

JCS Developers
[Signature]
Partner

Deponent



ATTESTED BY ME
[Signature]
JAYPALSINH R. JADEJA
NOTARY, BHAVNAGAR



सत्यमेव जयते

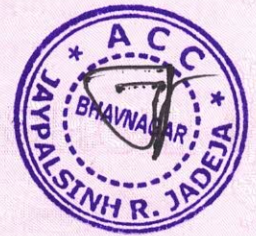
INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ97367868526422U
Certificate Issued Date : 28-Jan-2022 07:19 PM
Account Reference : IMPACC (AC)/ gj13339111/ BHAVNAGAR/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1333911128063907055653U
Purchased by : JCS DEVELOPERS
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION FOR DRAINAGE
Consideration Price (Rs.) : 0
(Zero)
First Party : JCS DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : JCS DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Serial No. 2299/2022
01/02/2022

JAYPAL SINGH R. JADEJA
NOTARY, BHAVNAGAR.



IN-GJ97367868526422U

KC 0023540806

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SPECIAL



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2023/12/27



Affidavit Cum Declaration

Affidavit cum declaration of Mr. GAURAV S MEHTA for the project PHONEIX - 8 situated at CITY SURVEY NO 1307-1309 WARD NO 7 SHEET NO 206 KALUBHA ROAD, BHAVNAGAR.

Mr. GAURAV S MEHTA 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 **PHONEIX-8** is in the **BHAVNAGAR MUNICIPAL CORPORATION** municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of **BHAVNAGAR MUNICIPAL CORPORATION** municipal corporation. with prior permission of **BHAVNAGAR MUNICIPAL CORPORATION** prior to giving possession to allottees.

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/Land Owner.

JCS Developers

[Signature]
Partner

Deponent

ATTESTED BY ME

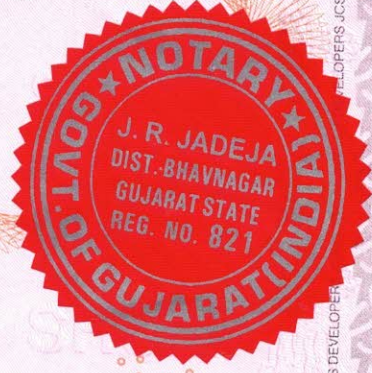
JAYPALSINH R. JADEJA
NOTARY, BHAVNAGAR



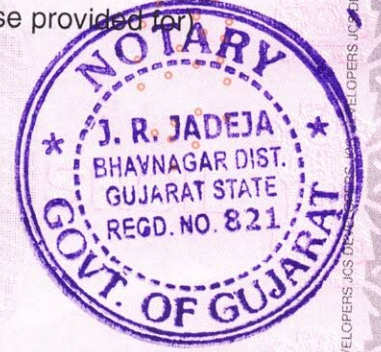


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ64580220566862U
Certificate Issued Date : 25-May-2022 05:10 PM
Account Reference : IMPACC (AC)/ gj13339111/ BHAVNAGAR/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1333911160691492725977U
Purchased by : JCS DEVELOPERS
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : JCS DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : JCS DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Serial No. 11755/2022
27/05/2022

JAYPALSINH R. JADEJA
NOTARY, BHAVNAGAR.



₹300

IN-GJ64580220566862U

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



Affidavit cum declaration of Mr. GAURAV SANJAY MEHTA Promoter / Duly authorized Signatory of JCS DEVELOPERS for Project (PHOENIX-8) at TP No N.A, S.P No. N.A, Block/Survey No. N.A, Moje- CITY SURVEY NO 1307-1309 WARD NO 7 SHEET NO 206KALUBHA ROAD, BHAVNAGAR. Ta. BHAVNAGAR, Dist. BHAVNAGAR.

I Mr. GAURAV SANJAY MEHTA authorized Signatory by the promoter Of JCS DEVELOPERS for Project (PHOENIX-8) do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No PR/BHAVNAGAR/BHAVNAGAR/GUJRERA/220505/012730 for my above-mentioned project.

In the submitted Plans (approved by competent authority) is not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant M/S. BANSI J MODI is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form – 3 carpet area calculation, I/We are bound to pay the same.

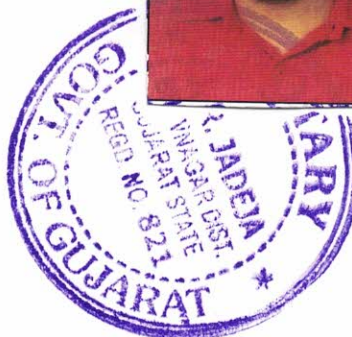
JCS Developers

Partner

Date: 27.05.2022

Promoter

Place: Bhavnagar, Gujarat, India



ATTESTED BY ME

JAYPALSINH R. JADEJA
NOTARY BHAVNAGAR



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नॉंदविण्याचा क्रमांक / Enrollment No 1190/10627/04878

To,
गौरव संजय मेहता
Gaurav Sanjay Mehta
S/O Sanjay Mehta
Flat NO. 801/804, 8th Floor, 248 Leela Baug
Telang Road
Behind Poddar College Matunga - C.R.
Mumbai
Maharashtra 400019
9833931363

Ref: 240 / 10E / 460232 / 460521 / P



UE434646752IN



आपला आधार क्रमांक / Your Aadhaar No. :

5889 3749 6725

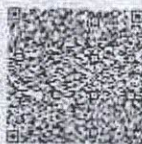
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



गौरव संजय मेहता
Gaurav Sanjay Mehta
जन्म वर्ष / Year of Birth : 1991
पुरुष / Male



5889 3749 6725

आधार — सामान्य माणसाचा अधिकार