



IN-GJ44159433396756V



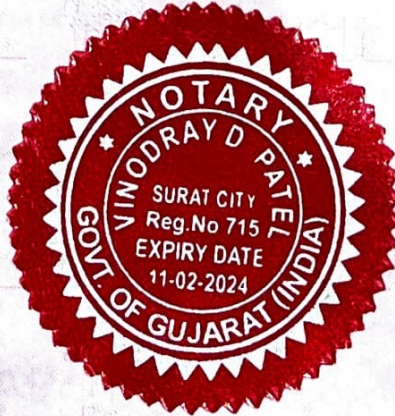
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Sr. No.: 1471/1023
Date: 13 APR 2023



Certificate No. : IN-GJ44159433396756V
Certificate Issued Date : 13-Apr-2023 09:59 AM
Account Reference : IMPACC (SV)/ gj13039104/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1303910415238873479750V
Purchased by : JAHAN DEVELOPERS A PARTNERSHIP FIRM
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : JAHAN DEVELOPERS A PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : JAHAN DEVELOPERS A PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0045179133

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

(Notarized Declaration on 300 Rs. Stamp)

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 **JAHAN DEVELOPERS/ PIYUSH RAMESHBHAI ZADAFIYA** promoter
official address. **T.P.S.NO.30 (VANAKALA-VIHEL-OKHA) F.P.NO- 50, O.P.NO-50, BLOCK NO.90
MOJE (VANAKALA) TA.CHORYASI DIST .SURAT.**- duly authorized by the promoter of project
KELLY LA MAISON site address- **T.P.S.NO.30 (VANAKALA-VIHEL-OKHA) F.P.NO- 50, O.P.NO-50,
BLOCK NO.90 MOJE (VANAKALA) TA.CHORYASI DIST .SURAT.** Vide its/his/her/their
authorization dated **.07/10/2017.**

I, Mr. **PIYUSH RAMESHBHAI ZADAFIYA** duly authorized by the promoter of **JAHAN DEVELOPERS**
their project **KELLY LA MAISON** do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of **KELLY LA MAISON** to be proposed.
2. Details of encumbrances from **SHRIRAM CITY** including details of any rights, title, interest or name of any party in or over such land, along with details.

N.B.F.C	LOAN AMOUNT	SANCTION DATE
SHRIRAM CITY	Rs.4,00,00,000.	25.10.2021

3. The time period within which the project shall be completed by me/us is **31/12/2029.**
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.

Piyush .

Pijush

Deponent

Verification

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

Verify by me at SURAT on this 13th APR day of 2023

Pijush
Deponent

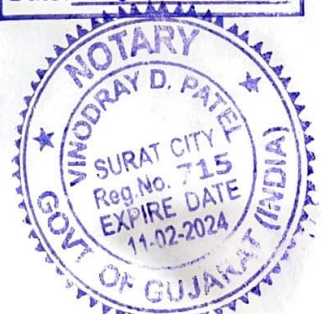


NOTARY'S STAMP

BEFORE ME

Vinodray D. Patel
VINODRAY D. PATEL
NOTARY
SURAT CITY (GUJ.)
GOVT. OF GUJARAT

Sr. No.: 7421 2023
Date: 13 APR 2023



ભારત સરકાર
GOVERNMENT OF INDIA

અડિયા પીયુષ રમેશભાઈ
Zadafiya Piyush Rameshbhai
જન્મ તારીખ / DOB: 18/08/1996
પુરુષ / MALE

5474 5225 8899

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ પહચાન પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું : Address:
164, આનંદનગર સોસા, 164, anandnagar soc. Hirabaga
હીરાબાગ, સુરત સીટી, સુરત, Surat City, Surat,
ગુજરાત - 395006 Gujarat - 395006

5474 5225 8899

MERA AADHAAR, MERI PEHACHAN



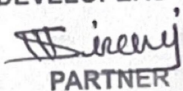
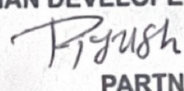
Date - 03-03-2023

SINGNING AUTHORITY LETTER

WE ALL PARTNER'S OF FIRM NAME- JAHAN DEVELOPERS OUR
PROJECT NAME KELLY LA MAISON GIVING SIGNING AUTHORITY
TO

MR. PIYUSH RAMESHBHAI ZADAFIYA IN RERA FOR ALL
SIGNING PURPOSE.

ALL PARTNER'SNAME AND SIGN

SR NO.	PARTNER'S NAME	SIGN& STEMP
1	SANJAY HIRABHAI VIRANI	FOR JAHAN DEVELOPERS  PARTNER
2.	PIYUSH RAMESHBHAI ZADAFIYA	FOR JAHAN DEVELOPERS  PARTNER

Kelly La Maison

+91 95 122 122 10 T.P. 30, F.P. 50, Vanakala, Nr. Gaurav Path Road, Surat-395005.
kellygroup1992@gmail.com kellygroupe.in



IN-GJ44158774251444V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Sr. No.: 7461/2023
Date: 13 APR 2023



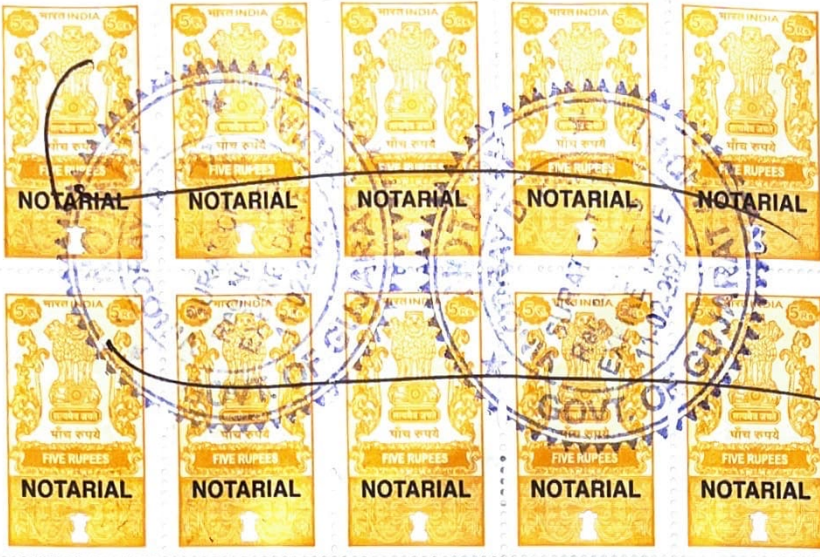
Certificate No. : IN-GJ44158774251444V
Certificate Issued Date : 13-Apr-2023 09:58 AM
Account Reference : IMPACC (SV)/ gj13039104/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1303910415237812567755V
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Second Party : Not Applicable
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Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0045179132

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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.



- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

(Notarized Declaration on 300 Rs. Stamp)

Affidavit Cum Declaration

Affidavit cum declaration of Mr. PIYUSH RAMESHBHAI ZADAFIYA authorized signatory of JAHAN DEVELOPERS for the project (KELLY LA MAISON) situated village -T.P.S.NO.30 (VANAKALA-VIHEL-OKHA) F.P.NO-50, O.P.NO-50, BLOCK NO.90 MOJE (VANAKALA) TA.CHORYASI DIST .SURAT

I PIYUSH RAMESHBHAI ZADAFIYA authorized signatory of PARTNERSHIP FIRM –JAHAN DEVELOPERS proposed PROJECT NAME-KELLY LA MAISON duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

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.

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 owners.



Piyush
Deponent



BEFORE ME

VINODRAY D. PATEL
NOTARY
(SURAT CITY (GUJ.)
GOVT. OF GUJARAT

Sr. No.: 746/2023
Date: 13 APR 2023


भारत सरकार
GOVERNMENT OF INDIA


जडफिया पीयूष रमेशभाई
Zadafiya Piyush Rameshbhai
जन्म तारीख / DOB: 18/08/1996
पुरुष / MALE



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મારો આધાર, મારી ઓળખ


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું : Address:
164, આનંદનગર સોસા,
હીરાબાગ, સુરત સીટી, સુરત,
ગુજરાત - 395006
164, anandnagar soc, hirabag,
Surat City, Surat,
Gujarat - 395006

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MERA AADHAAR, MERI PEHACHAN

