

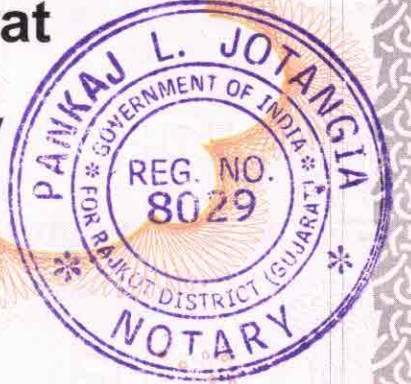


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ25891048162708R

Certificate Issued Date : 09-Oct-2019 10:49 AM

Account Reference : SHCIL (FI)/ gjshcil01/ SADAR BAZAR/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJSHCIL0194469911484961R

Purchased by : RUSHIT PATEL

Description of Document : Article 4 Affidavit

Description : UNNATI RESIDENCY

Consideration Price (Rs.) : 0
(Zero)

First Party : MILAN V SAKARIA AND OTHERS

Second Party : 0

Stamp Duty Paid By : MILAN V SAKARIA AND OTHERS

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



SR 0004152923

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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FORM 'B'

[Seerule3(4)1]

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. MILAN VITHALBHAI SAKARIA** partner of N/A and promoter of **UNNATI RESIDENCY** vide their authorization dated 08/10/2019.

I, **Mr. MILAN VITHALBHAI SAKARIA**, partner of N/A, promoter of the proposed project, **UNNATI RESIDENCY**, do hereby solemnly declare, undertake and state as under:

1. That I/We Promoter, have a legal title to the land on which the development of the project 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 estatete project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is on or before **31/12/2021**.
4. That seventy percent of the amounts realized by us/promoters 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. That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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. That the amounts from the separate accounts 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. That We/promoters 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 its hall 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. That we/promoters shall take all the pending approvals on time, from the competent authorities.
9. That we/promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Mil

Deponent

VERIFICATION

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

Verify by us at Rajkot on this 09th day of October, 2019.

Identified By
L. Jotangia
17/10



Mil

Deponent



Solemnly affirmed before me by

Mil who is

Sankar who is

Identified by Shri. *P. D. Patel*

Advocate who is personally known to

me on this 7 day of 007.0.2017

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Serial No. 2474 NOTARY

Receipt No. 2474

Date 9/10/19



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Certificate No.	: IN-GJ25890621984551R
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Account Reference	: SHCIL (FI)/ gjshcil01/ SADAR BAZAR/ GJ-RA
Unique Doc. Reference	: SUBIN-GJGJSHCIL0194470138594645R
Purchased by	: RUSHIT PATEL
Description of Document	: Article 45 (h) Power of Attorney (in any other case)
Description	: UNNATI RESIDENCY
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MILAN V SAKARIA AND OTHERS
Second Party	: 0
Stamp Duty Paid By	: MILAN V SAKARIA AND OTHERS
Stamp Duty Amount(Rs.)	: 300 (Three Hundred only)



SR 0004152922

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POWER OF ATTORNEY

We,

- (1) **SHRI TULSHIBHAI K MEGHANI,**
adult, at Gel ma Krupa, Silver Ston Society, Street no 4, Kasturi Bunglow,
Nana mauva Road, Taluka Rajkot, District Rajkot – 360004,
- (2) **SHRI BHAVESH P SAVALIA,**
adult, at Rushikesh Exotica, Flat no 904, 150 feet ring road, near Jade Blue, A.P.
Plots,
Taluka Rajkot, District Rajkot - 360005,
- (3) **SHRI KAUSHALBHAI V SAKARIA,**
adult, at Rushikesh Exotica, 903, 150 feet ring road, near Jade Blue, A.P. Plots,
Taluka Rajkot, District Rajkot - 360005,
- (4) **SHRI CHHAGANBHAI P KERALIYA**
adult, at Shivam, Mangalam Park Street no 1, Opp Sorthiya Parivar Vadi,
Mavdi Baipas Road, Taluka Rajkot, District Rajkot - 360004,
- (5) **SHRI RAMESH RAMJIBHAI UNDHAD,**
adult, at Flat no A-403/404 Shagun Elegance, B/h Satyam Party Plot,
Nana Mauva Road, Taluka Rajkot, District Rajkot - 360005,
- (6) **SHRI VINODBHAI G GADHIYA,**
adult, at Pratik, Amrut Residency, Block no 6, Amin Marg,
Taluka Rajkot, District Rajkot - 360001,

do hereby appoint **SHRI MILAN V SAKARIA** as our true and lawful attorney in fact for us and to act in our name, place and stead and to do any and every lawful act and exercise any and every power that we might or could do or exercise through any other person.

Our power of attorneys are hereby appointed as Authorised Signatory and Project Head for the proposed project UNNATI RESIDENCY. and to sign, endorse, execute, acknowledge, deliver, receive and possess such applications, agreements, options, covenants, deeds, conveyances, receipts, withdrawal receipts, and submit instruments relating to accounts and other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers in this agreement granted.

2. This power of attorney executed read out, with full understanding, going through it thoroughly, with clear state of mind, without any kind of pressure, free of intoxication and without any fear which shall be acceptable and binding to us and our successors heirs and descendants in assurance of which I have here into given my signature.

IN WITNESS WHERE OF, I have hereinto signed our names and affixed our signatures this 8th day of OCTOBER, 2019 at Rajkot.

SIGNED SEALED AND DELIVERED BY:-

SHRI TULSHIBHAI K MEGHANI

SHRI TULSHIBHAI K MEGHANI

SHRI BHAVESH P SAVALIA

SHRI BHAVESH P SAVALIA

SHRI KAUSHALBHAI V SAKARIA

SHRI KAUSHALBHAI V SAKARIA



2-11-19, 521004,

SHRI CHHAGANBHAI P KERALIYA

Ramesh. R. Patil,

SHRI RAMESH RAMJIBHAI UNDHAD

Vinod G.

SHRI VINODBHAI G GADHIYA



I, SHRI MILAN V SAKARIA, hereby accept the aforesaid powers, conferred upon above promoters of UNNATI RESIDENCY at RAJKOT this 08th day of OCTOBER, 2019.

Mil

SHRI MILAN V SAKARIA

Witness:

1.
2.

Advocate
G/516/201
RAJKOT

Signed before me
7/9/19, 521004, Rajkot
Identified by Shri. R. D. Patil
Advocate who is personally known to
me on this 7th day of Oct 2019

P. L. JOTANGIA
NOTARY

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Date 7/10/19

