



IN-GJ11773767395624V

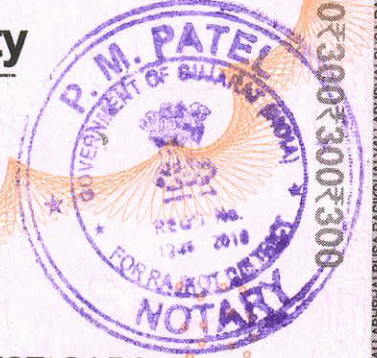


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

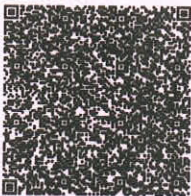
₹300

₹300 ₹300 ₹300 ₹300



Certificate No. : IN-GJ11773767395624V
Certificate Issued Date : 20-Feb-2023 06:16 PM
Account Reference : IMPACC (AC)/ gj13107711/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1310771151002630644091V
Purchased by : PIYUSH ATKOTIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RASIKBHAI VALLABHBHAI BUSA
Second Party : Not Applicable
Stamp Duty Paid By : RASIKBHAI VALLABHBHAI BUSA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

જુરા સરકારના



₹300

IN-GJ11773767395624V

JD 0025939714

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.

SHCIL



NOTICE



- 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.



FORM 'B'
(See Rule 3(4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE RPOMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER
Affidavit cum Declaration

Affidavit cum Declaration of Mr. / Ms. **Rasikbhai Vallabhbhai Busa** promoter / ~~duly authorized by~~
~~the promoter~~ of **Pramukh Darshan-1** (Name of proposed project), vide ~~its / his / her / their~~
~~authorization dated~~

I, **Rasikbhai Vallabhbhai Busa** promoter / duly authorized by the promoter of **Pramukh Darshan-1** (name of the proposed project) 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 **Pramukh Darshan-1** (name of the proposed project) is proposed ;

OR

~~_____ have / has a legal title to the land on which the development of _____~~
~~_____ (Name 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 promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.

OR

~~details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

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 realized 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/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I/we shall take all the pending approvals on time, from the competent authorities.

921 2248410 40



ભારત સરકાર
Government of India



બુસા રસિકભાઈ વલ્લભભાઈ
Busa Rasikbhai Vallabhbhai
જન્મ તારીખ/DOB: 08/10/1979
પુરુષ/ MALE

6908 9476 0450

VID: 9124 1576 8647 1832

મારી આધાર, મારી ઓળખ

બુસા રસિકભાઈ વા

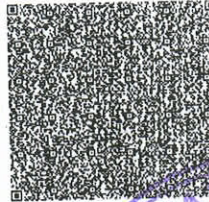


આધાર

ભારતીય વિશિષ્ટ ઓળખાણ-પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
પ્લો 16-21, ધારા એવન્યુ સોસા, શક્તિ પાર્કપાસે,
મોરબી રોડ, રાજકોટ, રાજકોટ,
ગુજરાત - 360003

Address:
pl 16-21, dhara avenue soc, nr. shakti park,
morbi road, Rajkot, Rajkot,
Gujarat - 360003



QR Code with Photograph

6908 9476 0450

VID: 9124 1576 8647 1832

1047

help@uidai.gov.in

www.uidai.gov.in



9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

ગુરુ રાજદાન એ

Deponent

Rasikbhai Vallabhbhai Busa

Designated Partner of Raj Developers

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 Rajkot on this 20 of February, 2023

ગુરુ રાજદાન એ

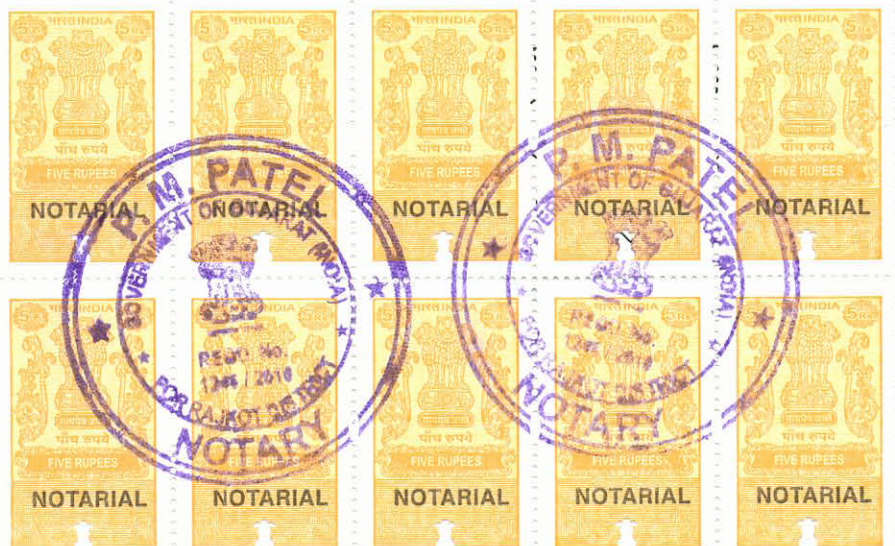
Deponent

Rasikbhai Vallabhbhai Busa

Designated Partner of Raj Developers



IDENTIFIED BY
D. G. Ajani
D. G. AJANI
(GM1958/2010) ADVOCATE



Solemnly Affirmed Before Me by
Rasikbhai V. Busa
who is Identified By Shri D. G. Ajani
Advocate Who Is Personally Known to
Me On This 20 Day of 02 2023.

Page No. 26
Serial No. 525
Receipt No. 525
Date 20/02/2023

P. M. Patel
(P. M. PATEL)
NOTARY



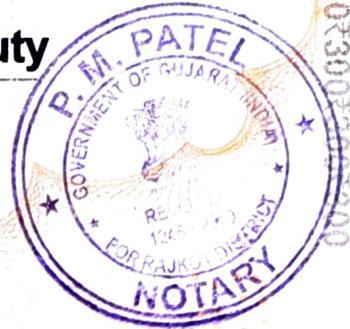
IN-GJ27383949228259V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300



Certificate No. : IN-GJ27383949228259V
Certificate Issued Date : 18-Mar-2023 07:08 PM
Account Reference : IMPACC (AC)/ gj13107711/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1310771181894716991066V
Purchased by : SAVAN TIMBADIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RASIK VALLABHBHAI BUSA
Second Party : Not Applicable
Stamp Duty Paid By : RASIK VALLABHBHAI BUSA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

RAJ DEVELOPERS,

ગુરુ રાજદેવ

PARTNER.



IN-GJ27383949228259V



JD 0044628432

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સૂચના

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- 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.





ભારત સરકાર
Government of India

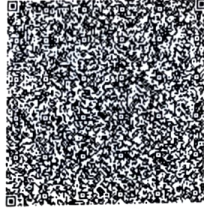
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0653/01321/39100

To
બુસ રસિકભાઈ વલ્લભભાઈ
Busa Rasikbhai Vallabhbhai
pl 16-21
dhara avenue soc
nr. shakti park
morbi road
Rajkot
Rajkot Gujarat - 360003
9909860103

Validity: unknown

Download Date: 10/03/2022
Date: 2022/03/17 08:56
UTC



તમારો આધાર નંબર / Your Aadhaar No. :

6908 9476 0450

VID : 9166 4871 1108 0255

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



બુસ રસિકભાઈ વલ્લભભાઈ
Busa Rasikbhai Vallabhbhai
જન્મ તારીખ/DOB: 08/10/1979
પુરુષ/ MALE

6908 9476 0450

VID : 9166 4871 1108 0255

મારો આધાર, મારી ઓળખ



Government of India



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



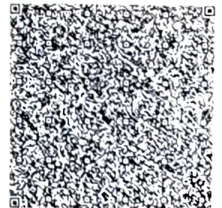
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Unique Identification Authority of India



સરનામું :
પ્લો 16-21, ધારા એવન્યુ સોસ, શક્તિ પાર્ક, મોરબી રોડ,
રાજકોટ, રાજકોટ,
ગુજરાત - 360003

Address:
pl 16-21, dhara avenue soc, nr. shakti park,
morbi road, Rajkot, Rajkot,
Gujarat - 360003

Download Date: 10/03/2022



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VID : 9166 4871 1108 0255

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RAJ DEVELOPERS.

ગુરુત્વપૂર્ણ
PARTNER.

Affidavit cum Declaration

Affidavit cum declaration of **Rasik Vallabhkhair Busa (Partner of Raj Developers)** Promotor for the project **Pramukh Darshan 1** situated at **Indraprasth – 1, Morbi Road, Rajkot.**

I **Rasik Vallabhkhair Busa (Partner of Raj Developers)** authorized signatory of proposed project 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 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 Owner.

RAJ DEVELOPERS.

ગ્રાન્ટ ડેવલપર્સ ન

PARTNER.

Promoter

Rasik Vallabhkhair Busa

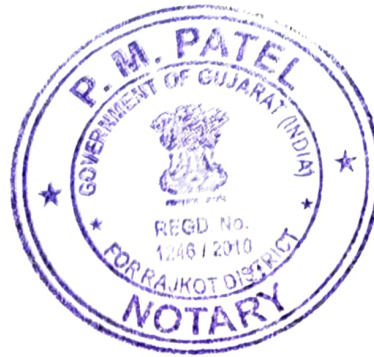
Designated Partner of Raj Developers



Place:- Rajkot
Date:- 20/03/23

IDENTIFIED BY

D. G. AJANI
(G/1958/2010) ADVOCATE



Solemnly Affirmed Before Me by
.Basik.....V.....Busa.....
who is Identified By Shrl..D.G.Ajani..
Advocate Who Is Personally Known to
Me On This...20...Day of March 2023...


(P. M. PATEL)
NOTARY

Page No.....42.....
Serial No.....838.....
Receipt No.....838.....
Date..20-03-2023.....

Raj Developers

Shop No.5 First Floor,4, Pramukh Raj 1 Complex Old Morbi Road,
Nr Jakatnaka, Parewadi Chowk, Rajkot -360003

POWER OF ATTORNEY FOR RERA

KNOW ALL MEN BY THESE PRESENTS THAT We, undersigned **all the partner of M/s Raj Developers, Rajkot** hereby authorize **Rasikbhai Vallabhbhai Busa in the capacity of Partner**, of the M/s Raj Developers to do all or any of the act, matters and things related to RERA Registration and any other RERA compliance of Raj Developers on our behalf.

WE HEREBY RATIFY and confirm all and whatsoever our representative shall lawfully do or purport to do under or by virtue of these presents.

Sr. No.	Name of the Partners	Signature
1	Mehul Devsibhai Busha	મહેશ દેવસીભાઈ બુશા
2	Bharat M Hirpra	ભરત મહિરપ્રા
3	Sandip Gopalbhai Shankhvara	સંદીપ ગોપાલભાઈ શંકહવારા
4	Dinesh Savaliya	દીનેશ સવાલિયા
5	Rasikbhai Vallabhbhai Busa	રસિકભાઈ વલ્લભભાઈ બુસા
6	Ravi Vinubhai Shekh	રાવિ વિનુભાઈ શેખ
7	Savita Ravi Shekh	સવિતા રાવિ શેખ

Dated: 30.09.2021

Place: Rajkot