



ગુજરાત ગુજરાત GUJARAT

પારેખ નરેશ રસીકલાલ

સ્ટેમ્પ વેન્ડર લા.નં. ૮૪/૯૧

દરબારગઢ, બાવનગર,

આ સ્ટેમ્પ પેપરનો ઉપયોગ

છ મોસમો જ કરી શકાશે.

અનુ.નં.

નામ:

રહેવાસી:

હસ્તે:

તારીખ કિંમત

કાગળ લઈ જનારની સહી:

૪૪૨૦ તા. ૨૯/૭/૨૦૧૭

53AA 448070

શ્રી રસીકલાલ નામ

રહેવાસી: ગુજરાત રાજ્ય

હસ્તે: નરેશ રસીકલાલ

તારીખ કિંમત ૨૦/૭ નો ખરીદેલ છે.

કાગળ લઈ જનારની સહી: નરેશ રસીકલાલ

FORM 'B'

[See rule 3(4)]

SR. NO.: 698
DATE: 22 JUL 2017

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. Pankaj B. Shah promoter of the proposed project - Vruj Plaza Pvt. Ltd./ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/7/2017;

I, Pankaj B. Shah promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I, the promoter have / has a legal title to the land on which the development of the project is proposed OR have/has a legal title to the land on which the development 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.

That the said land is free from all encumbrances.

OR

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details. (Not applicable)



3. That the time period within which the project shall be completed by me/promoter is: The project is already completed on dt:- 10/1/2017 and also applied for completion.
4. That seventy per cent of the amounts realized by me/promoter 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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 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. 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.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent **For, VRAJ PLAZA PVT. LTD.**

Bhanuj. B. N.
DIRECTOR

Verification

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

Verified By Me at: Bhavnagar On: —

Date: 22/7/2017

Deponent

For, VRAJ PLAZA PVT. LTD.

Bhanuj. B. N.
DIRECTOR

NOTARY REG. NO. 12685/17
COMMISSION EXPIRES ON
DT. 29-1-2022

Page 2 of 2



Solemnly affirmed before me
by Pankaj Kumar B. Shukla
who is identified by Shri. Smt. J.D. Doshi
Adv. whom I personally know.

R. C. Rao

RAJESH C. RAO

NOTARY

GOVERNMENT OF INDIA

22 JUL 2017

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AGBPS8654D



नाम /NAME

PANKAJKUMAR BHUPATRAY SHAH

पिता का नाम /FATHER'S NAME

BHUPATRAY NATHALAL SHAH

जन्म तिथि /DATE OF BIRTH

30-03-1961

सहस्र लेखक /SIGNATURE

Pankaj B. Shah

आयकर अधिकारी, राजकोट

COMMISSIONER OF INCOME-TAX, RAJKOT



SER. NO: 698 12017
DATE: 22 JUL 2017

TRUE COPY

5022
J. J. CHAUHAN

Notary
High Court Road, Bhavnagar.

Pankaj B. Shah



SHARAD P. RANA
Advocate

OFFICE :
103, Kaveri Complex, First Floor,
Navapara, BHAVNAGAR-1.
Ph.(O) 0278-2519051
E-mail: sprana.adv@gmail.com

Dated 03/04/2012

To,
Vraj Plaza Pvt. Ltd.
36, Dharam Palace,
Chitranjan Chowk,
Vidhyanagar, Bhavnagar,
364001.

REG :- Title Opinion of immovable property of
Non agricultural land of plot No.1 to 13 Net land
adm. 3375.90 sq. mt. total land admeasuring
5059.00 sq. mt. with proposed construction
thereon adm. 6824.50 sq. mt. bearing revenue
survey No.4paiki-4 situated at village Akwada,
tal: & dist: Bhavnagar

We have investigated the title over the property described above in the light of the documents produced before us as also the information furnished to us, and our personal opinion in the matter is as under:

It appears from the file produced before us that in view of the family partition the land of 4paiki, 45paiki, 51/1paiki, 52paiki, 111paiki, 115/1paiki, 123paiki & 112paiki admeasuring 1 Acre 10 Gutha, 1 Acre 38 Gutha, 2 Acre 16 Gutha, 1 Acre 17 Gutha, 1 Acre 00 Gutha, 0 Acre 23 Gutha, 5 Acre 15 Gutha, 0 Acre 32 Gutha respectively came into the share of Rupbaiben Dayabhai and others vide entry No.984 dated 04/08/1994 of record of rights village form No.6. The above entry No.984 was not confirm and the same was taken in dispute register therefore the party applied before the Mamlatdar against the decision of above entry, the Mamlatdar of Bhavnagar Taluka vide its order dated 05/10/1995 confirmed the above entry No. 984.

The Revenue authority has issued village form No.7/12 & 8/A in the name of Rupbaiben Dayabhai, Manuben Dayabhai, Kanuben Dayabhai, Fuliben Dayabhai, Anjuben Dayabhai, Minaben Dayabhai and Dholiben Dayabhai for the above mentioned land. Out the above, co-owners Dholiben Dayabhai died intestate on 18/07/2006 and her name was deleted from the revenue record vide entry No.2081 dated 13/12/2010 of record of rights village form No.6. The Mamlatdar, Bhavnagar certified the said entry on 06/03/2011.



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Shri Rupbaiben Dayabhai and others had availed loan facility from Akwada Co.Op. Society Ltd., Bank of India, Avaniya Branch, Gujarat State Co-Operative Land Development Bank Ltd., Bhavnagar Branch and charge of the said institutions over the land of various survey numbers including R. S. No.4paiki-4 were noted in village form No.6. The outstanding dues of said Akwada Co.Op. Society Ltd., Bank of India, Avaniya Branch, Gujarat State Co-Operative Land Development Bank Ltd., Bhavnagar Branch were cleared by the land holders as per its No-due certificates recorded in village form No. 6 on 13/12/2010 vide entry No. 2080. The said entry was certified by Mamlatdar, Bhavnagar on 26/2/2011.

One Anandbhai Boghabhai Solanki then entered into agreement to purchase the land of survey No.4paiki4 adm. 00-50-59 sq. mt. with Shri Rupbaiben Dayabhai, Manuben Dayabhai, Kanuben Dayabhai, Fuliben Dayabhai, Anjuben Dayabhai and Minaben Dayabhai under the registered agreement to sale No.2905 dated 18/12/2009.

The above land of survey No. 4paiki4 was a piece land and therefore permission was required to be obtained from the revenue authority for sale, accordingly the Deputy Collector vide its order dated 13/01/2010 granted permission to sale the above piece land and therefore the transaction for sale was approved in revenue record vide entry No.2090 dated 04/02/2011.

Shri Rupbaiben Dayabhai, Manuben Dayabhai, Kanuben Dayabhai, Fuliben Dayabhai, Anjuben Dayabhai and Minaben Dayabhai then entered into agreement to sale out the agricultural land admeasuring 5059.00 sq. mt. forming part of Revenue Survey No.4paiki-4 with Shri Anandbhai Boghabhai Solanki and hand over possession of the said land vide registered agreement for sale No.5051 dated 06/12/2010 (registered with full stamp) and on receiving the full payment of consideration price the land holders through their power of attorney Shri Amit Bipinchandra Shah executed a registered sale deed No.5051 dated 06/12/2010. The mutation of the said land of R.S. No.4paiki-4 in the name of Anandbhai Boghabhai Solanki at the revenue record was effected on 04/02/2011 as seen from the entry No.2091 of record of rights village form No.6. The Mamlatdar, Bhavnagar (Rev.), certified the said mutation entry on 05/05/2011. The revenue authority has also issued village form No.7/12 & 8/A in the name of Anandbhai Boghabhai Solanki for the land of R.S. No.4paiki-4 admeasuring 5059 sq. mt. The said land of Revenue Survey No.4paiki-4 admeasuring 5059.00 sq. mt. has been converted into non-agricultural land for residential purpose vide order passed by the Collector, Bhavnagar bearing No.Jamin/3/Binkheti/regi No.8/2011-12 on 14-10-2011 on the terms, conditions mentioned in the NA order. The Bhavnagar Area

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Development Authority approved the lay-out plan showing sub-plotting of 5059.00 sq. mt. land of Revenue Survey No.4paiki-4 into 13 subplots with common plot and internal common roads on 15/12/2011 vide permission No.BADA/TAKE/100/2009/ S.R./407/VASHI/1003/2010.

The said Anandbhai Boghabhai Solanki then entered into agreement to sale the said plot No.1 to 13 with M/s. Chandra Developers proprietor Ashaben Jilambhai Shah vide registered agreement to sale dated 10/03/2013.

M/s. Vraj Plaza Pvt. Ltd. then purchased the said land of plot No.1 to 13 from Anandbhai Boghabhai Solanki under the registered sale deed No.787 dated 27/03/2012 in which M/s. Chandra Developers proprietor Ashaben Jilambhai Shah has also been joined as confirming party.

The revenue authority has also mutated the above land in the name of M/s. Vraj Plaza Pvt. Ltd. and issued village form No.2 & 8-A in its name.

You have obtained two separate permission for residential flats bearing permission No.BADA/TEK/480/2013/SR/45/vashi/6028 AND No.BADA/TEK/480/2013/SR/45/vashi/6029 both dated 13/02/2014, the BADA has approved building plan thereunder.

We have carried out the search with the office of Sub-Registrar Bhavnagar-3 for the period from 1999 to 2013 from the available records (original receipt No.2014013000883 dated 02/04/2014 is enclosed) and have not found any subsisting charge registered over the same.

In view of what has been stated hereinabove and as per the record, documents and information submitted before me, I certify that the title of Vraj Plaza Pvt. Ltd. appears as to be clear, marketable, and free from any encumbrance over the land described below:

:: DESCRIPTION OF PROPERTY ::

Non agricultural land of plot No.1 to 13 Net land adm. 3375.90 sq. mt. total land admeasuring 5059.00 sq. mt. with proposed construction thereon adm. 6824.50 sq. mt. bearing revenue survey No.4paiki-4 situated at village Akwada, tal: & dist: Bhavnagar and bounded as under:

North: Remaining land of adj. R.S. No.4paiki-4,
South: Adjoining R.S. No.15,

Residence : Plot No. 3/B, Bhagyoday Society, Near Talaja Jakatnaka, BHAVNAGAR.



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East: Avaniya Road and Cart Road 10.00 mt.,

West: Adjoining R.S. No.5.

Bhavnagar

Dated: 3rd day of April 2014.

[Sharad P. Rana]

Advocate



અરજી પ્રતિય

મેલકતનું વર્ણન રે.સર્વે નં-4 પેજી 4, પ્લોટ નં-113.

Search in: અકવાડા/AKWADA

પરોલ નંબર: 2017013000223

અરજી નંબર: 341

અરજી રૂપ: 2018

તા: 2

મહિ: એપ્રિલ

સને: 2018

રજી કરનારનું નામ શરદ પી. રણા

નીચે પ્રમાણે ફી પડેલી

3. વેત્ત

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાર્ટડ / કોપીંગ.....

0

સેલેન્ડી નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા પાડિયો (કલમ 17 થી 20).....

0

શોખ મંજૂર તપાસણી Year: 2002 2018

34

ફેડ કલમ-24.....

કલમ-34 (કલમ-14).....

નકલ ફી કોપીંગ.....

ઉન્ડેસ-2 ફી.....

બા શિવાચની બાબતોની ફી

કલમ 17 થી 20

34

મહે ફીલ્ડપંચોતેર પુરા.

દસ્તાવેજ

ના દિવસે તેજર સમે અને

તે રજીસ્ટર દખલથી હોંડલવામાં

નકલ

કયેરીમાં આવવામાં

બહાર

દસ્તાવેજ રજીસ્ટર દખલથી નીચેના સરનામે ખેડાશે.

(સી) કમિશનર
સને રજીસ્ટર
બાબત-1-પોસ્ટ (Chitra)

IGR-NIC

8771773700090249173

સીલ/સ્ટેમ્પ

30.05.18 pm

TITLE OF WORK:-

COMPUTATION OF RESIDENTIAL APARTMENT PLAN

SITE ADDRESS:- PAFAPUR - AREA USE

PROJECT NO - 12/2004/RES/NO-40/STAY 4,

ANANDRA BHANDAR,

OWNER'S NAME - SHRI J. PLAZA (P.L.T.D) DIRECTOR

PANAJI MUNICIPAL CORPORATION

AREA TABLE

PLAT AREA

PERMIT BUILT UP AREA @ 40%

PERMIT P.F. @ 1.60

PERMIT P.F. @ 2.2

TOTAL P.F. USED

PARTICULAR

ROOST UP IN 10 MTR S.I. IN 10 MT

ROOST FLOOR APPROXIMATE

FIRST FLOOR APPROXIMATE

SECOND FLOOR APPROXIMATE

THIRD FLOOR APPROXIMATE

FOURTH FLOOR APPROXIMATE

FIFTH FLOOR APPROXIMATE

TOTAL

COVERED P.F. 1

COVERED P.F. 2

COVERED P.F. 3

COVERED P.F. 4

COVERED P.F. 5

COVERED P.F. 6

COVERED P.F. 7

COVERED P.F. 8

COVERED P.F. 9

COVERED P.F. 10

COVERED P.F. 11

COVERED P.F. 12

COVERED P.F. 13

COVERED P.F. 14

COVERED P.F. 15

COVERED P.F. 16

COVERED P.F. 17

COVERED P.F. 18

COVERED P.F. 19

COVERED P.F. 20

COVERED P.F. 21

COVERED P.F. 22

COVERED P.F. 23

COVERED P.F. 24

COVERED P.F. 25

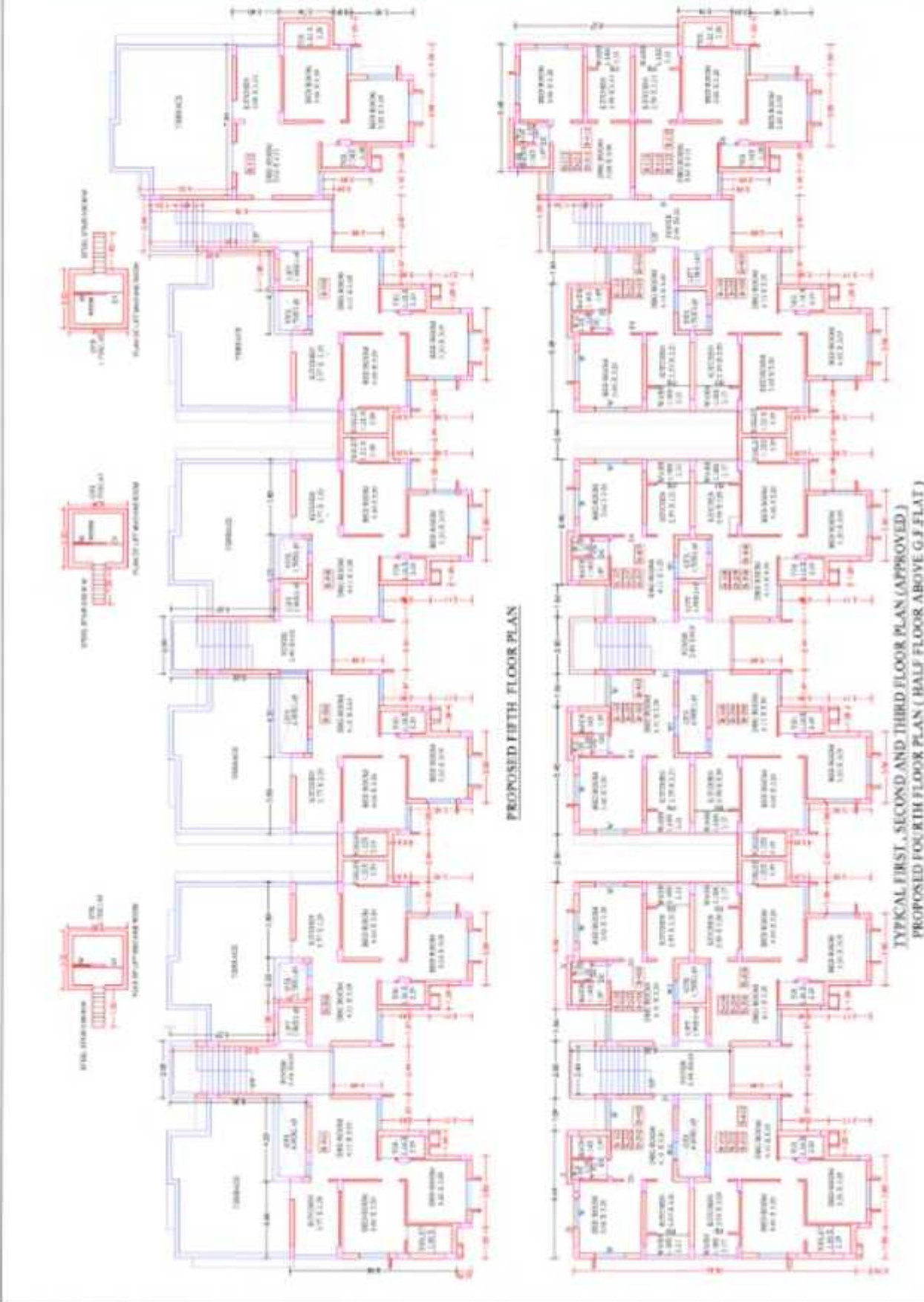
COVERED P.F. 26

COVERED P.F. 27

COVERED P.F. 28

COVERED P.F. 29

COVERED P.F. 30



TYPICAL FIRST, SECOND AND THIRD FLOOR PLAN (APPROVED)

PROPOSED FOURTH FLOOR PLAN (HALF FLOOR ABOVE G.F. FLAT)

ENGINEER

ARCHITECT

DATE

SCALE

1:100

2/2

ભાવનગર મહાનગરપાલિકા



નાગરીક અધિકારપત્ર અન્વયેની અરજી તથા પહોંચ

CTOR

અરજી સ્વીકારનાર શાખા :

27217

અરજી સ્વીકાર્યાની પહોંચ :

તારીખ ૨૨/૦૧/૧૭

અરજી નિકાલ કરનાર શાખાનું નામ : TPO - વિભાગ

અરજીનો વિષય : ફરિયાદીના બાપની

(અરજદાર / ફરીયાદીના ઉપયોગ માટે)

(૧) અરજીદારનું નામ સરનામું : ૫૪૪ ખાજી (P) LTD

(૨) અરજીની વિગત :

(૩) અરજી ફરીયાદનું સંબંધિત સ્થળ : B.M.C.

(ii) Total approved cost of the project	5.10 crore
4 Executing Agency (write code only) (Builder / Contractor - 8, Private Individual - 9)	8
5 Nature of Construction (write code only) (New - 1, Additions - 2, Alterations - 3, Repairs - 4)	1
6 Type of Buildings (write code only): (Family Residential - 1, Non Family Residential - 2, Industrial - 3, Commercial - 4, Institutional - 5, Others - 9)	1
7 Total Plinth Area of all the floors in Projects in sq.mt. (Total G.F. Built up area in sq.m.)	708.95 m ²
8 Total Floor Area of all the floors in sq.mt. (Total Built up area of all floors in sq.m.)	3991.43 m ²

PROPOSED SCHEDULE FOR PUBLIC AND PRIVATE SECTOR

Govt. of India

Ministry of Housing and Urban Poverty Alleviation

Schedule II

Return for the year ending 31st March

1	Identification : i) Sector - Private ii) Name of Project	PROP. RES. APARTMENT
2	Location (Urban) - Place (Address) Dist : Bhavnagar Town : Bhavnagar State : Gujarat	P. NO: 1 to 6, 12-S. NO: 4 PAIKY 4. Village: AKWADA Bhavnagar
3	(i) Date of commencement (ii) Total approved cost of the project	10-4-2014 5.10 crore
4	Executing Agency (write code only) (Builder / Contractor - 8, Private Individual - 9)	8
5	Nature of Construction (write code only). (New - 1, Additions - 2, Alterations - 3, Repairs - 4)	1
6	Type of Buildings (write code only): (Family Residential - 1, Non Family Residential - 2, Industrial - 3, Commercial - 4, Institutional - 5, Others - 9)	1
7	Total Plinth Area of all the floors in Projects in sq. mt. (Total G.F. Built up area in sq. m.)	708.95 m ²
8	Total Floor Area of all the floors in sq. mt. (Total Built up area of all floors in sq. m.)	3991.43 m ²

9	If code 1 in col. 6, then total no. of dwelling units in the project :	→ 60 unit		
10	No. of dwelling units in the project by i) EWS ii) LIG iii) MIG iv) HIG	LIG		
11	Whether project is completed (write code only) (Started & completed current year - 1, Started in earlier year & completed in current year - 2, Ongoing from previous years - 3, Started in current year & continuing - 4)	3		
12	If code 1 & 2 in item 11, the date of completion of work :	10-1-2017		
13	Total investment made in the project (in Rs):	5.10 crore		
	Items	Latest Approved Cost	Value of work done during this current year	Value of work done since beginning of the year
		Material	Labour	Material
				Labour
	Building Portion	2.87 crore	1.22 crore	
	Sanitary & Water supply	54.00 lac	26.00 lac	
	Electrical fittings	17.00 lac	8.00 lac	
14	Remarks			

(As per orders of Govt. of India, Ministry of Housing and Urban Poverty Alleviation, National Building Organisation, New Delhi - No 5/7/2006-SE(NBO) Dated : 04/07/2007, સર્વિસ અને મિસ્ટરિયલ નિયમની કોડી, ગુજરાત સરકાર, મહાનગર ના પંચ ને : મેસર / સંસ્થાના / 11-12-13 / 005-09 / મ.પ. 21.00 / મ. 21.00.00 અને નં. 22222 ના 11.5.08)

(To be implemented w.e.f. 01.04.2007 in respect of the constructions completed / started / continued during 2007-08)

Dt: 11-7-2017

For, VRAJ PLAZA PVT. LTD.

Parul B. Patel

DIRECTOR

V) Soil on which building is founded

i) Any changes Subsequent to construction

ii) Nearby open excavation

iii) Nearby collection of water

iv) proximity drain

v) underground water-tank

vi) R. W. Pipes out lets

vii) Settlements

NOT Observed

ON ROAD @ 10,000 LITER

ON ROAD

NOT Observed

VI) The Super structure (R. C. C. Frame structure)

i) Crack in beam or column nature and extent of crack probable cause

ii) Cover spall

iii) Exposure of reinforcement

iv) subsequent damage by user for taking pipes, conduits, hanging, fans or any other fixtures etc.

v) Crack in slab

vi) Swelling of concrete or Plaster of slab

vii) Corrosion of reinforcement

viii) Loads in excess of design loads

VII) The Super Structure (Steel Structure)

i) paintings

ii) Corrosion

iii) Joint, nuts, bolts, rivets, welds, gusset plates

iv) Bending or buckling of members

v) Base plate connection with columns or pedestals

vi) Loading

IX) The Super-Structure (Load) bearing masonry structure (Cracks in masonry walls) (Please describe some of the major crack their nature extent and location, with a sketch if necessary. Recommendations if any)

NOT Observed

NOT

NOT Applicable

REPORT BASED ON VISUAL INSPECTION AND SITE SUPERVISOR REPORT THAT HE HAS CARRIED OUT WORK AS PER IS NORMS. (ii) SCHEDULE OF MAINTENANCE & RECOMMENDATIONS AS FOLLOWS.

AS PER NBC-2005 DAY TO DAY MAINTENANCE OF BUILDING STRUCTURE SHOULD BE CARRIED OUT.

(1) WASTE WATER, SOIL PIPE, DRAINAGE & WATER SUPPLY SYSTEM EVERY TWO YEAR.

(2) MINOR NON STRUCTURE CRACK (LINE DUE TO WINDOW / ELEC. BOX EXPANSION MATERIAL, VATE & WATER PROOFING & ANY LEAKAGES EVERY YEAR.

(3) IF ANY STRUCTURAL DISTRESS OBSERVED SHOULD BE IMMEDIATELY NOTICE TO STRUCTURAL ENGR. & ARCHITECT/ SITE ENGINEER.

(4) OVER & ABOVE, REGULAR MAINTENANCE LIKE COLOUR ETC. SHOULD BE CARRIED OUT EVERY FIVE.

(5) USE OF BUILDING RESTRICTED AS PER DESIGN LOAD ONLY. CHANGES OVER LOADING IS STRICTLY RESTRICTED.

THE REPORT FOR THE ABOVE RECOMMENDATIONS & MAINTENANCE SHOULD BE OBTAIN FROM AN ENGR. AND THE SAME SHOULD BE SUBMITTED TO CONCERN B.M.C. AUTHORITIES TIME TO TIME WITHOUT FAIL ALSO THE COPY OF SAME REPORT SHOULD BE FORWARDED TO STRUCTURAL ENGR. AND TO ARCHITECT TIME TO TIME.

Structure *** maintenance of building should be carried out time to time.

This is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgment.

The recommendations made by me to ensure adequate safety of the structure are compiled with by the owner to my entire satisfaction.

(Signature of the Registered structural Designer and date)

Name of the registered structural designer.

Name of the registered structural designer

Registration No.

Address

ATUL S. VORA B.E. (CIVIL) M.I.E.
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