



IN-GJ37929572000421V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No.

IN-GJ37929572000421V

Certificate Issued Date

03-Apr-2023 03:28 PM

Account Reference

IMPACC (CA)/ gj13314706/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference

SUBIN-GJGJ1331470602768409448731V

Purchased by

R RATILAL AND BROTHERS VATI ANISH SHAH

Description of Document

Article 14 Bond

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

R RATILAL AND BROTHERS

Second Party

NA

Stamp Duty Paid By

R RATILAL AND BROTHERS

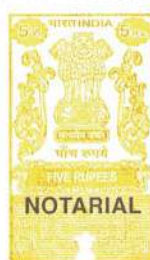
Stamp Duty Amount(Rs.)

300

(Three Hundred only)

Sr. No. 841C/2023

J. S. Patel
J. S. PATEL
NOTARY
GOVT. OF INDIA
3 APR 2023



JID 0039018403

Statutory Alert:

1. The authenticity of this Sta
Any discrepancy in the det
2. The onus of checking the leg
3. In case of any discrepancy p

g e-Stamp Mobile App of Stock Holding.
renders it invalid.

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 **Mr. KAUSHAL SUBODHCHANDRA SHAH** PARTNERS OF **M/S R. RATILAL & BROTHERS** promoter /duly authorized by the promoter of **PARAMHANS APPARTMENT** (Name of proposed project), vide its/his/her/their authorization dated _____.

I, of **MR. KAUSHAL SUBODHCHANDRA SHAH** PARTNERS OF **M/S R. RATILAL & BROTHERS** promoter/duly authorized by the promoter of **PARAMHANS APPARTMENT** (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 (Name of the proposed project) is proposed;

OR

PARAMHANS APPARTMENT OWNERS ASSOCIATION have/has a legal title to the land which the development of **PARAMHANS APPARTMENT** (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 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/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. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

Kaushal

KAUSHAL SUBODHCHANDRA SHAH

Verification

3 APR 2023

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 Ahmedabad on this 3rd, April day of 2023



**SOLEMNLY AFFIRMED
BEFORE ME**

J.S. Patel
**J. S. PATEL
NOTARY
GOVT. OF INDIA
3 APR 2023**

IDENTIFIED BY ME

ADVOCATE/PERSON

Name.....

Enroll No.....

Kaushal

Deponent



Notary's
Stamp





भारतीय विशिष्ट ओणभाषा प्राधिकरण

ભારત સરકાર

Unique Identification Authority of India
Government of India

નામાંકન ક્રમ સંખ્યા /Enrolment No.: 1116/16026/01029

To: Shah Kaushal Subodhchandra
(શાહ કૌશલ સુભોધચંદ્ર)
116 LANE-2 SECTOR-7 SATYAGRAH CHHAVNI SOCIETY
OPP. SATELLITE POLICE STATION SATELLITE
Ahmadabad City
Ahmadabad
Gujarat - 380015

Date: 19/10/2011

Ref. No : 00008261-00102249-00077504-



UA 06812496 1 IN

તમારી આધાર સંખ્યા / Your Aadhaar No. :

4446 7185 4528

આધાર - સામાન્ય માણસનો અધિકાર



भारत सरकार
GOVERNMENT OF INDIA



શાહ કૌશલ સુબોધચંદ્ર
Shah Kaushal Subodhchandra
જન્મજી વર્ષ / Year of Birth : 1968
પુરુષ / Male

4446 7185 4528



આધાર- સામાન્ય માણસનો અધિકાર

Schwarz



નિર્દેશો

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો કોઈ પણ પ્રકારની મદદ માટે:-
ફોન નં. 1800 180 1947 પર સંપર્ક કરો, અથવા
પી.ઓ. બોક્સ નં. 1947, બેંગલુરુ-560001 પર ટપાલ મોકલો,
અથવા help@uidai.gov.in પર ઈમેલ કરો.

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-
Call 1800 180 1947 or;
Write to P.O. Box No. 1947, Bengaluru - 560 001 or;
Email at help@uidai.gov.in



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

૧૧૬ લેન-૨ સેક્ટર-૭ સત્યાગ્રહ છાવણી સોસાયટી, સેટેલાઈટ પોલીસ સ્ટેશનની સામે
સેટેલાઈટ, અમદાવાદ, ગુજરાત, ૩૮૦૦૧૫

Address : 116 LANE-2 SECTOR-7 SATYAGRAH CHHAVNI SOCIETY, OPP.
SATELLITE POLICE STATION SATELLITE, Ahmedabad City, Ahmedabad, Gujarat,
380015

Aadhār - Saamaanya Maanasno Adhikaar

Sd/

R RATILAL & BROTHERS

CIVIL ENGINEERS & CONTRACTORS

Date: 24th November, 2022.

AUTHORITY LETTER

R. Ratilal & Brothers, a Partnership Firm has decided to redevelop the Flats of Paramhans Owners Association in the scheme known as "Paramhans Apartment" situated on Non-Agricultural land admeasuring 449 sq. mts. of Final Plot No.110 of Town Planning Scheme No.1 which is included in City Survey record and given City Survey No.827 admeasuring 449 sq.mts. situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) from the existing members of Paramhans Owners Association and after demolishing the old flats to put up construction of new Residential Flats on the land of said Association.

All partners of R. Ratilal & Brothers hereby authorize its Partner Mr. Kaushalbhai Subodhchandra Shah to sign Development Agreement, Memorandum of Understanding, Affidavit, Bonds etc. for redevelopment of Flats of the said Association.

He is also authorized to sign necessary papers, documents for the said Project/redevelopment and to make necessary correspondence with Ahmedabad Municipal Corporation, Torrent Power Company, Govt. and Semi-govt. authorities, Banks, financial institutions, etc. for obtaining required permissions.

He is also authorized to sign Memorandum of Understanding, Agreement for Allotment, Allotment Deed, Affidavit, Bonds etc. for Re-Allotment to existing Members and Allotment of newly constructed Flats to new allottees. He is also authorized to take all necessary actions for transfer of said property in the names of Allottee in the registration, revenue, local authority and all other govt., semi-govt. and other records and to execute and admit all required document and complete all registration formalities.

R. RATILAL & BROTHERS

1. Mr. Kaushalbhai Subodhchandra Shah
2. Mrs. Neelam Kaushal Shah

FOR, R. RATILAL & BROTHERS

Kaushal

PARTNER

FOR, R. RATILAL & BROTHERS

Neelam

PARTNER



IN-GJ46653334260978V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

BOOK NO.	SEVEN (7)
PAGE NO.	141
SERIAL NO.	8363
RECEIPT NO.	8063
DATE	22 SEP 2023

KISHORE R. SONEJI
NOTARY
AHMEDABAD DISTRICT
GOVERNMENT OF GUJARAT
(INDIA)

Certificate No. : IN-GJ46653334260978V
Certificate Issued Date : 22-Sep-2023 02:56 PM
Account Reference : IMPACC (CA)/ gj13314706/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1331470617594373645064V
Purchased by : R RATILAL AND BROTHERS VATI ANISH SHAH
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : R RATILAL AND BROTHERS
Second Party : NA
Stamp Duty Paid By : R RATILAL AND BROTHERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300



RD 0018445654

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.



FORM B-1

DECLARATION, SUPPORTED AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of m/s. R. RATILAL & BROTHERS (partnership firm: GUJ/AMS/31213) Promoter of the proposed project/duly authorized by the promoter of the proposed project their authorization date 24-11-2022.

I, R. RATILAL & BROTHERS (partnership firm: GUJ/AMS/31213) promoter of the proposed project PARAMHANS APPARTMENT duly authorized by the promoter of the proposed project PARAMHANS APPARTMENT do hereby solemnly declare, undertake and state as under.

We have entered into an agreement with PARAMHANS APPARTMENT OWNERS ASSOCIATION by way of registered on date 24-11-2022 at sub register office AHMEDABAD MEMNAGAR to develop the land bearing survey no./FP.no. 827 of Vastrapur (Village /City)

1. That PARAMHANS APPARTMENT OWNERS ASSOCIATION (Name of Project Land Owner) have a legal title 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 me R. RATILAL & BROTHERS (partnership firm: GUJ/AMS/31213) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

Or

2. Those details of encumbrance NA (specify the nature) including details of any rights, title, interest, or name of any party in or over such land, is attached herewith.

3. That we will abide by all the condition of the development AHD-3-MGR 14030 -2022 agreement and fulfill all my obligation under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in form -3 submitted by us on a quarterly basis.

4. That, we will be liable for fulfillment of my/our obligation under the act towards the allottees of the units/apartments.

FOR, R. RATILAL & BROTHERS

[Signature] DEPONENT
PARTNER



Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

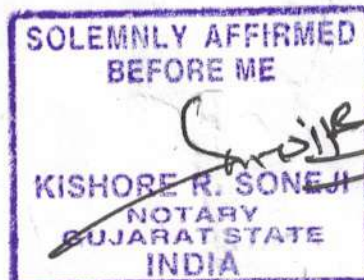
Verify by me at AHMEDABAD on this _____ day of _____.

22 SEP 2023

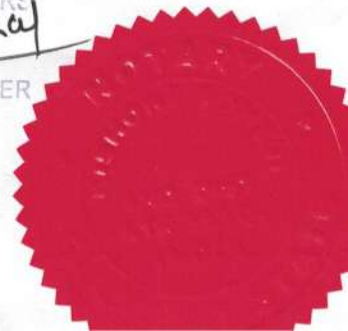
DEPONENT

OR, R. RATILAL & BROTHERS

[Signature]
PARTNER



22 SEP 2023





ભારત સરકાર
Government of India



શાહ કૌશલ સુબોધચંદ્ર
Shah Kaushal Subodhchandra
જન્મ તારીખ/DOB: 15/09/1968
પુરુષ/ MALE

4446 7185 4528

VID: 9154 7125 7917 7111

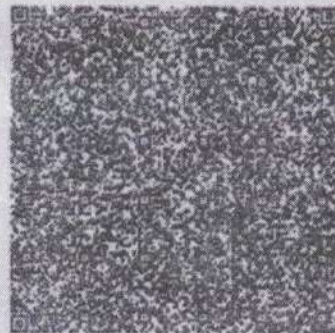
મારો આધાર. મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
સેટેલાઈટ પોલીસ સ્ટેશનની સામે સેટેલાઈટ, ૧૧૬ લેન-૨
સેક્ટર-૭ સત્યાગ્રહ છાવણી સોસાયટી, અમદાવાદ,
અમદાવાદ,
ગુજરાત - 380015

Address:
OPP. SATELLITE POLICE STATION
SATELLITE, 116 LANE-2 SECTOR-7
SATYAGRAH CHHAVNI SOCIETY,
Ahmadabad City, Ahmadabad,
Gujarat - 380015



QR Code with Photograph

4446 7185 4528

VID: 9154 7125 7917 7111



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www.uidai.gov.in

Signature



IN-GJ46653581613726V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

BOOK NO SEVEN (7)
PAGE NO 14
SERIAL NO 8962
RECEIPT NO 8962
DATE 22 SEP 2023

KISHORE R. SONEJI
NOTARY
AHMEDABAD DISTRICT
GOVERNMENT OF GUJARAT
(INDIA)

Certificate No. : IN-GJ46653581613726V
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Purchased by : R RATILAL AND BROTHERS VATI ANISH SHAH
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : R RATILAL AND BROTHERS
Second Party : NA
Stamp Duty Paid By : R RATILAL AND BROTHERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300



RD 0018445655

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FORM-B2

JOINT DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. M/s R. RATILAL & BROTHERS (partnership firm: GUJ/AMS/31213) Promoter of the proposed project PARAMHANS APPARTMENT duly authorized by the promoter of the proposed project, Paramhans Appartment their authorization dated 24-11-2022

AND

2. PARAMHANS APPARTMENT OWNERS ASSOCIATION (Owner of the Project land duly Authorized by the owner of the project land, their authorization dated 24-11-2022

We, MS/ R. RATILAL & BROTHERS (partnership firm: GUJ/AMS/31213) Promoter of the Proposed Project PARAMHANS APPARTMENT duly authorized by the promoter of the proposed project, AND 2) PARAMHANS APPARTMENT OWNERS ASSOCIATION (Owner of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement/ AHD-3-MGR 14030 -2022 agreement, registered on date 24-11-2022 at sub registrar office Ahmedabad memnagar to develop the land bearing survey no. 827 of Vastrapur village

B. That, PARAMHANS APPARTMENT OWNERS ASSOCIATION (Name of the project land owner Have 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 and authenticated copy of the agreement between such owner and me MS/ R. RATILAL & BROTHERS (partnership firm: GUJ/AMS/31213) (The Promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

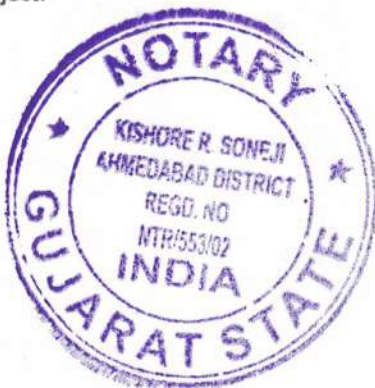
OR

Those details of encumbrances NA (specify the nature) including details of any rights, title, interest, or name of any party in or over such land, is attached herewith

C. That, we will abide by all the condition of the development AHD-3-MGR 14030 -2022 agreement and fulfill all my obligations under the said agreement, Specifically the obligation of transfer of title to the allottees of the apartment and of allottees of the project in accordance with the provisions of section 17 of the RERA Act.

D. That, we undertake to sign and execute all the documents necessary for transfer of the apartment to the allottees, as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



x 

+ 



Verification

FOR, R. RATILAL & BROTHERS

[Signature]
PARTNER

Deponent 1) _____

OF RAHAMANS APARTMENT OWNERS ASSOCIATION

2) *[Signature]*
PRESIDENT SECRETARY TREASURER

The Contents of our above Joint Affidavit Cum Declaration are true and correct and nothing has been concealed by us therefrom.

Verify by us at: _____ on this _____ day of _____

22 SEP 2023



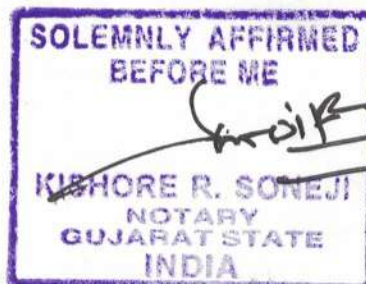
FOR, R. RATILAL & BROTHERS

[Signature]
PARTNER

Deponent 1) _____

OF RAHAMANS APARTMENT OWNERS ASSOCIATION

2) *[Signature]*
PRESIDENT SECRETARY TREASURER



22 SEP 2023



ભારત સરકાર
Government of India

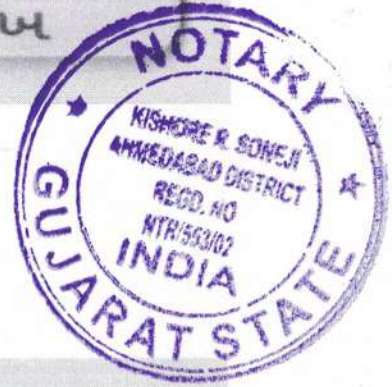
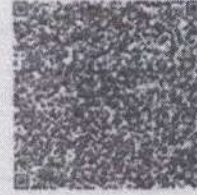


શાહ કૌશલ સુબોધચંદ્ર
Shah Kaushal Subodhchandra
જન્મ તારીખ/DOB: 15/09/1968
પુરુષ/ MALE

4446 7185 4528

VID: 9154 7125 7917 7111

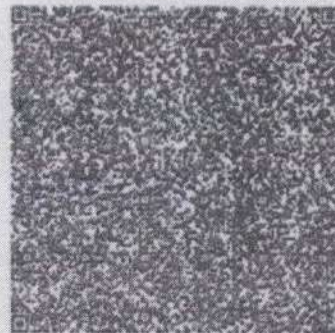
મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
સેટેલાઈટ પોલીસ સ્ટેશનની સામે સેટેલાઈટ, ૧૧૬ લેન-૨
સેક્ટર-૭ સત્યાગ્રહ છાવણી સોસાયટી, અમદાવાદ,
અમદાવાદ,
ગુજરાત - 380015

Address:
OPP. SATELLITE POLICE STATION
SATELLITE, 116 LANE-2 SECTOR-7
SATYAGRAH CHHAVNI SOCIETY,
Ahmadabad City, Ahmadabad,
Gujarat - 380015



QR Code with Photograph

4446 7185 4528

VID: 9154 7125 7917 7111



help@uidai.gov.in

www.uidai.gov.in



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

નામાંકન ક્રમ સંખ્યા/Enrolment No.: 2017/00307/00303

To
શાહ ઇલેશ પ્રવીણકુમાર
Shah Ilesh Pravinkumar
S/O Shah Pravinkumar Kantilal
B - 3 PARAMHANSH APPARTMENT
OPP. CANARA BANK
VASTRAPUR
NEHRUPARK
Ahmadabad City
Ahmadabad Gujarat - 380015
9426016531

Download Date: 22/03/2017
Generation Date: 16/07/2011



તમારો આધાર નંબર / Your Aadhaar No. :

. 9572 6247 9218

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



શાહ ઇલેશ પ્રવીણકુમાર

Shah Ilesh Pravinkumar

જન્મ તારીખ/ DOB: 21/02/1969

પુરુષ / MALE



9572 6247 9218

મારો આધાર, મારી ઓળખ



Government of India



સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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