



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ12600850921424U

Certificate Issued Date : 16-Aug-2022 11:00 AM

Account Reference : IMPACC (SV)/ gj13132604/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1313260455373827006508U

Purchased by : MILAN V MUNJPARA

Description of Document : Article 14 Bond

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : AJAYBHAI MENANDBHAI KHIMANIYA

Second Party : MS NIVAS ENTERPRISE

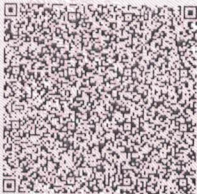
Stamp Duty Paid By : AJAYBHAI MENANDBHAI KHIMANIYA

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

For, NIVAS ENTERPRISE

[Signature]

PARTNER



JD0008885076

Stamp Duty 300/-

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 use of any unauthorised signature is at the risk of the user.

3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. AJAYBHAI MENANDBHAI KHIMANIYA** duly authorized by the promoter of **M/S. NIVAS ENTERPRISE** for Project **NIVAS RESIDENCY** situated at **Plot no. 1 to 72, Revenue Survey No. 60P1 (Metoda), Opp. Kishan Gate No. 3, Nr. Real Hights, Village:- Metoda, Taluka :- Lodhika, District-Rajkot, Gujarat-360021**, vide his authorization dated 01.08.2022

I, **AJAYBHAI MENANDBHAI KHIMANIYA** duly authorized by the promoter of **M/S. NIVAS ENTERPRISE** for Project **NIVAS RESIDENCY**, do hereby solemnly declare, undertake and state as under that;

1. I-have a legal title to the land on which the development of - is proposed;

OR

M/S. NIVAS ENTERPRISE have/has a legal title to the land on which the development of **NIVAS RESIDENCY** 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.

the said land is free from all encumbrances.

OR

~~details of encumbrances N.A. 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 31.12.2026
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.



For, NIVAS ENTERPRISE

PARTNER

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.

For, NIVAS ENTERPRISE

[Signature]

PARTNER

AJAYBHAI MENANDBHAI KHIMANIYA

Partner, M/s. NIVAS ENTERPRISE

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 16th day of Aug, 2022.

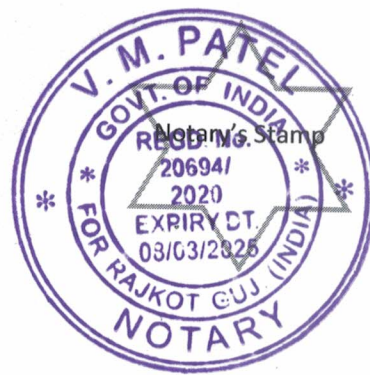
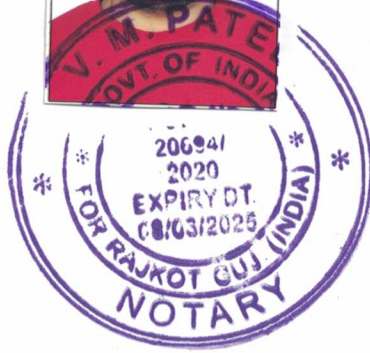
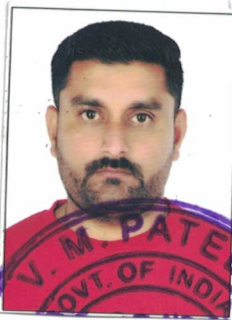
For, NIVAS ENTERPRISE

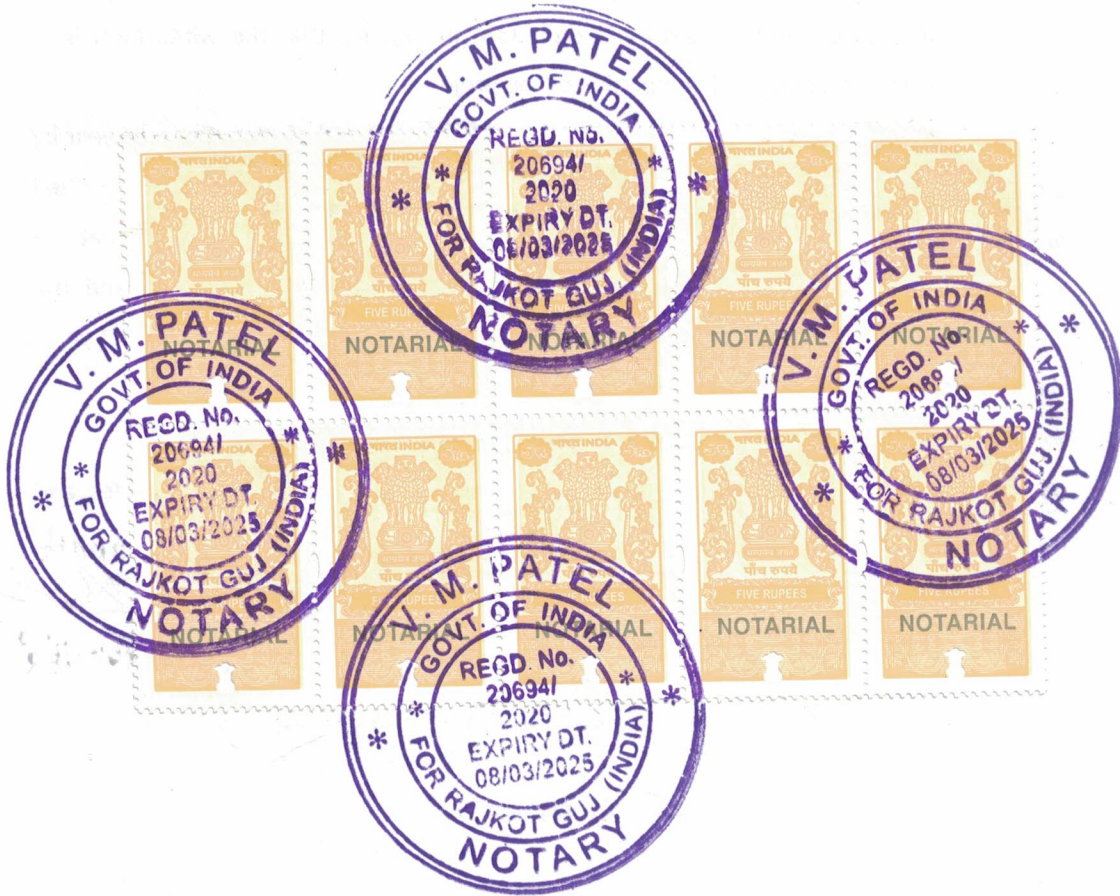
[Signature]

PARTNER

AJAYBHAI MENANDBHAI KHIMANIYA

Partner, M/s. NIVAS ENTERPRISE





Admitted & Executed
Before Me

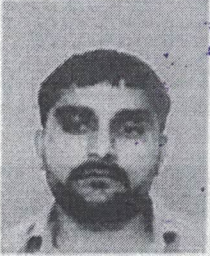
Patel

(V. M. Patel)
Notary & Advocate
(Govt. Of India)
Rajkot City, Rajkot.
Gujarat State (India)



Page No. 24
Serial No. 484/2022
Receipt No. 484/2022
Date 16/08/2022

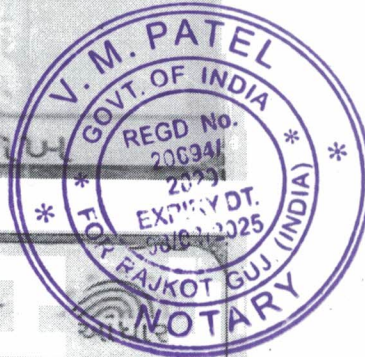
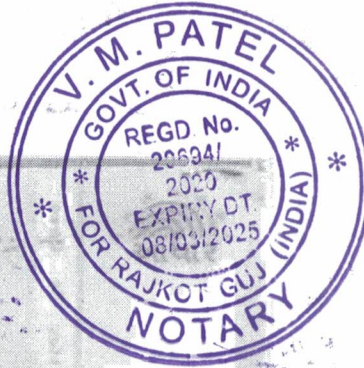
ભારત સરકાર
Government of India



કિમાનીયા અજયભાઈ મેનંદભાઈ
Khimaniya Ajaybhai Menandbhai
જન્મ તારીખ/DOB: 06/05/1987
પુરુષ/MALE

8918 1092 7109
VID : 9179 1015 8512 5348

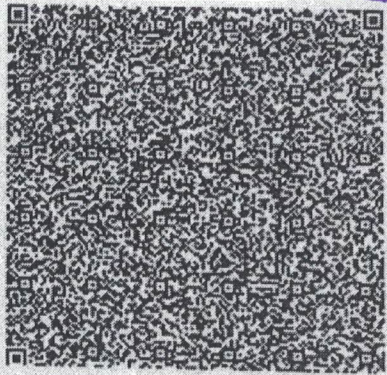
મારી આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું:
અહિર ભુવન, નંદનવન સેસાયટી, નંદનવન હોલ ની બાજુમાં,
કાલાવડ રોડ, રાજકોટ, રાજકોટ,
ગુજરાત - 360005

Address:
AHIR BHUVAN, NANDNVAN SOCIETY, NEAR
NANDNVAN HOLL, KALAWAD ROAD, Rajkot,
Rajkot,
Gujarat - 360005



8918 1092 7109
VID : 9179 1015 8512 5348

1947 | help@uidai.gov.in | www.uidai.gov.in

For, NIVAS ENTERPRISE

[Signature]

PARTNER

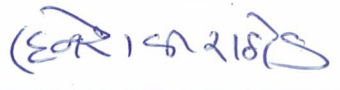
NIVAS ENTERPRISE

211- Aashish Commercial Complex, Sardarnagar Main Road,
Rajkot, Gujarat-360001.

01.08.2022

TO WHOMSOEVER IT MAY CONCERN

We below named partners of **M/S. NIVAS ENTERPRISE** developing the **NIVAS RESIDENCY** situated at **Plot no. 1 to 72, Revenue Survey No. 60P1 (Metoda), Opp. Kishan Gate No. 3, Nr. Real Hights, Village:- Metoda, Taluka :- Lodhika, District-Rajkot, Gujarat-360021**, hereby authorized **Mr. AJAYBHAI MENANDBHAI KHIMANIYA** as a promoter and signatory of our above mentioned project. Further he is authorized to act on behalf of firm with RERA Authority to give Information, Statements and Other necessary Explanation as required under law.

Sr. No.	Name of Partners	Signature
1	AJAYBHAI MENANDBHAI KHIMANIYA	
2	ATULBHAI MENANDBHAI KHIMANIA	
3	DINESHBHAI VAGHAJIBHAI RATHOD	
4	RUSHIKESHBHAI VITHALBHAI VAGADIA	

ACCEPTENCE ,

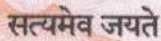
I, **AJAYBHAI MENANDBHAI KHIMANIYA** Partner of **M/S. NIVAS ENTERPRISE** accept to agree to act as promoter and authorized signatory of our firm's project **NIVAS RESIDENCY**.

For, NIVAS ENTERPRISE


PARTNER

AJAYBHAI MENANDBHAI KHIMANIYA

Partner, M/s. NIVAS ENTERPRISE



JD 0008227094

A. M. W PARTNER

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.

Affidavit

Affidavit cum Declaration of Mr. AJAYBHAI MENANDBHAI KHIMANIYA duly authorized by the promoter of M/S. NIVAS ENTERPRISE for Project NIVAS RESIDENCY situated at Plot no. 1 to 72, Revenue Survey No. 60P1 (Metoda), Opp. Kishan Gate No. 3, Nr. Real Hights, Village:- Metoda, Taluka :- Lodhika, District-Rajkot, Gujarat-360021, vide his authorization dated 01.08.2022

I, AJAYBHAI MENANDBHAI KHIMANIYA duly authorized by the promoter of M/S. NIVAS ENTERPRISE for Project NIVAS RESIDENCY, do hereby solemnly declare, undertake and state as under that;

I/We have submitted an application for RERA registration vide Acknowledgement No PR/RAJKOT/LODHKA/GUJRERA/220920/013384 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant Mr. DIPAKKUMAR VITTHALBHAI DOBARIYA is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form – 3 carpet area calculation, I/We are bound to pay the

For, NIVAS ENTERPRISE


AJAYBHAI MENANDBHAI KHIMANIYA
Partner, M/s. NIVAS ENTERPRISE





ભારત સરકાર
GOVERNMENT OF INDIA



ખીમણીયા અજયભાઈ મેનંદભાઈ
Khimaniya Ajaybhai Menandbhai
જન્મનું વર્ષ / Year of Birth : 1987
પુરુષ / Male



8918 1092 7109

આધાર - સામાન્ય માણસનો અધિકાર

For, NIVAS ENTERPRISE

PARTNER



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
અહિર ભુવન, નંદનવન સોસાયટી,
નંદનવન હોલ ની બાજુમાં, કાલાવડ
રોડ, રાજકોટ, ગુજરાત, 360005

Address:
AHIR BHUVAN, NANDNVAN
SOCIETY, NEAR
NANDNVAN HOLL,
KALAWAD ROAD, Rajkot,
Rajkot Sau Uni Area,
Gujarat, 360005



1947
1800 180 1947



help@uidai.gov.in



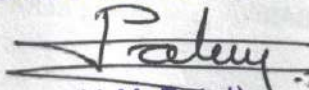
www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

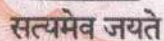


Page No. 33
Serial No. 637/2022
Receipt No. 637/2022
Date 28/11/2022

Admitted & Executed
Before Me


(V. M. Patel)
Notary & Advocate
(Govt. Of India)
Rajkot City, Rajkot.
Gujarat State (India)





INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300



Certificate No.	IN-GJ61349242361307U
Certificate Issued Date	17-Nov-2022 04:45 PM
Account Reference	IMPACC (FI)/ gjelimp10/ DH COLLEGE RAJKOT/ GJ-RA
Unique Doc. Reference	SUBIN-GJGJELIMP1051271976902902U
Purchased by	VISHAL SANGANI
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	DECLARATION
Consideration Price (Rs.)	0 (Zero)
First Party	NIVAS ENTERPRISE
Second Party	AJAYBHAI MENANDBHAI KHIMANIYA
Stamp Duty Paid By	NIVAS ENTERPRISE
Stamp Duty Amount(Rs.)	300 (Three Hundred only)



IN-GJ61349242361307U

For NIVAS ENTERPRISE

JD 0008227095

Statutory Alert:

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

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. AJAYBHAI MENANDBHAI KHIMANIYA duly authorized by the promoter of M/S. NIVAS ENTERPRISE for Project NIVAS RESIDENCY situated at Plot no. 1 to 72, Revenue Survey No. 60P1 (Metoda), Opp. Kishan Gate No. 3, Nr. Real Hights, Village:- Metoda, Taluka :- Lodhika, District-Rajkot, Gujarat-360021, vide his authorization dated 01.08.2022

I, AJAYBHAI MENANDBHAI KHIMANIYA duly authorized by the promoter of M/S. NIVAS ENTERPRISE for Project NIVAS RESIDENCY, do hereby solemnly declare, undertake and state as under that;

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 Owner.



For, NIVAS ENTERPRISE

Ajaybhai Menandbhai Khimaniya
PARTNER
AJAYBHAI MENANDBHAI KHIMANIYA
Partner, M/s. NIVAS ENTERPRISE





ભારત સરકાર
GOVERNMENT OF INDIA



ખીમણીયા અજયભાઈ મેનંદભાઈ
Khimaniya Ajaybhai Menadbhai
જન્મનું વર્ષ / Year of Birth : 1987
પુરુષ / Male



8918 1092 7109

આધાર - સામાન્ય માણસનો અધિકાર

For, NIVAS ENTERPRISE

[Signature]
PARTNER



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
આહિર ભુવન, નંદનવન સોસાયટી,
નંદનવન હોલ ની બાજુમાં, કાલાવડ
રોડ, રાજકોટ, ગુજરાત, 360005

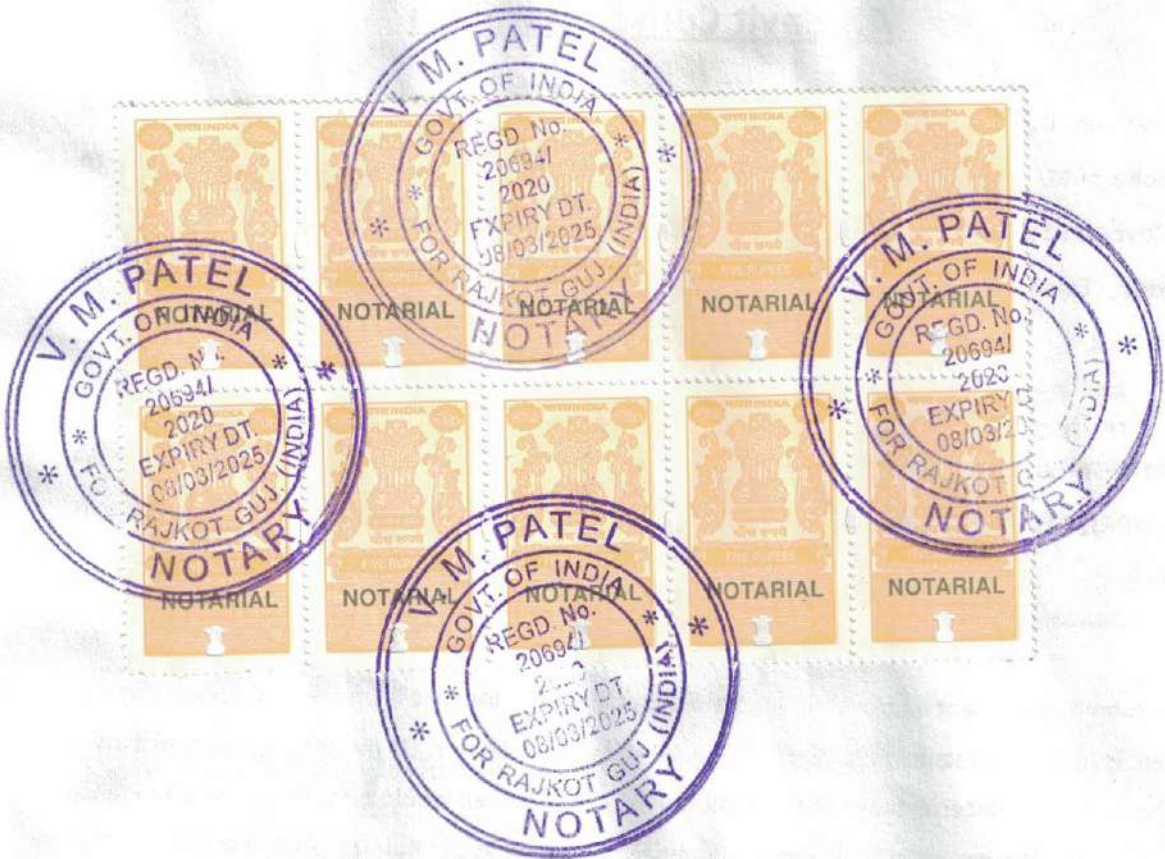
Address:
AHIR BHUVAN, NANDNVAN
SOCIETY, NEAR
NANDNVAN HOLL,
KALAWAD ROAD, Rajkot,
Rajkot Sau Uni Area,
Gujarat, 360005

1947
1800 180 1947

help@uidai.gov.in

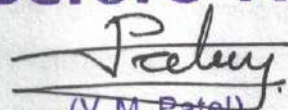
www.uidai.gov.in

P.O. Box No.1947,
Bangalore-560 001



Page No. 33
Serial No. 636/2022
Receipt No. 636/2022
Date 28/11/2022

Admitted & Executed
Before Me


(V. M. Patel)

Notary & Advocate
(Govt. Of India)
Rajkot City, Rajkot.
Gujarat State (India)

