

LB 0020215070

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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. PARESH LALJIBHAI CHANGANI**, as partner and authorized signatory of **MARUTI BUILDCON** promoter of **ATITHI HEIGHTS** vide its/his/her/their authorization dated **-08/09/2022**.

I/We, **Mr. PARESH LALJIBHAI CHANGANI**, partners/duly authorized by the partners of **MARUTI BUILDCON** promoters of proposed project of **ATITHI HEIGHTS** 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 **ATITHI HEIGHTS** 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 estate 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 me/us is **31-03-2027**.
4. That 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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.

MARUTI BUILDCON
ચાંગામી જી. ભટ્ટ
PARTNER

Deponent

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 13 day of September, 2022.



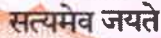
MARUTI BUILDCON
ચાંગામી જી. ભટ્ટ
PARTNER
Deponent

Solemnly Affirmed Before Me By
Shri Changami J. Bhatt.....
Who Is Identified By
.....Self..... Advocate
Who Is Personally Known to Me On
This 13 Day of Sep 2022

Jaydev J. Shishangiya
JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

Page No. 233
Serial No. 9442
Receipt No. 9442
Date 13.09.22





Certificate of Stamp Duty



Certificate No.	IN-GJ27213040564643U
Certificate Issued Date	13-Sep-2022 08:43 PM
Account Reference	IMPACC (AC)/ gj13247511/ RAJKOT/ GJ-RA
Unique Doc. Reference	SUBIN-GJGJ1324751184040186140125U
Purchased by	R D PATEL ADVOCATE
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	ATITHI HEIGHTS
Consideration Price (Rs.)	0 (Zero)
First Party	MARUTI BUILDCON
Second Party	Not Applicable
Stamp Duty Paid By	MARUTI BUILDCON
Stamp Duty Amount(Rs.)	300 (Three Hundred only)



IN-GJ27213040564643U



LB 0020215068

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FORM B-1

(Gujarat RERA Order -23 dt. 23/05/2019)

DECLARATION, SUPPORTED BY 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 Mr. PARESH LALJIBHAI CHANGANI as Partner and Authorized Signature of M/s. MARUTI BUILDCON promoter of the proposed project ATITHI HEIGHTS duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 08-09-2022;

I/WE, Mr. PARESH LALJIBHAI CHANGANI as Partner and Authorized Signature of MARUTI BUILDCON promoter of the proposed project ATITHI HEIGHTS duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with Mr. MEET BHAGWANJIBHAI RABADIA as Partner and Authorized Signature of M/s. SHREE RAJ DEVELOPERS (Name of the project land owner(s)/lessor(s)) by way of registered Development agreement No 5798, Registered on date 20-07-2022 at sub Registrar office LODHIKA to develop the land bearing Revenue Survey No. 88/P/28, of RAJKOT City(said land);
2. That Mr. MEET BHAGWANJIBHAI RABADIA as Partner and Authorized Signature of M/s. SHREE RAJ DEVELOPERS (Name of the project land owner(s)/lessor(s)) 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the land is free from all encumbrances.
OR
3. That details of encumbrances NO ENCUMBRANCE (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.
4. That, I/We will be liable for fulfillment of my/our obligations under the allottees of the units/apartments.

MARUTI BUILDCON
21/09/22
PARTNER
Deponent

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 RAJKOT on this 13 day of September, 2022.



MARUTI BUILDCON
21/09/22
PARTNER
Deponent



Solemnly Affirmed Before Me By
Shri... Pamesh Lalji bhad
Changami..... Who Is Identified By
..... Self Advocate
Who Is Personally Known to Me On
This... 13... Day of... Sep 2022

Jayd

JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

Page No. 233
Serial No. 9441
Receipt No. 9441
Date 13.09.22



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ27213338278872U
Certificate Issued Date : 13-Sep-2022 08:45 PM
Account Reference : IMPACC (AC)/ gj13247511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1324751184040577681780U
Purchased by : R D PATEL ADVOCATE
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : ATITHI HEIGHTS
Consideration Price (Rs.) : 0
 (Zero)
First Party : MARUTI BUILDCON
Second Party : Not Applicable
Stamp Duty Paid By : MARUTI BUILDCON
Stamp Duty Amount(Rs.) : 300
 (Three Hundred only)



IN-GJ27213338278872U



LB 0020215071

Statutory Alert:

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FORM B-2

(Gujarat RERA Order -23 dt. 23/05/2019)

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

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1) **PARESH LALJIBHAI CHANGANI** as Partner and Authorized Signature of **M/s. MARUTI BUILDCON** promoter of the proposed project **ATITHI HEIGHTS** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **08-09-2022**;

AND

2) **Mr. MEET BHAGWANJIBHAI RABADIA** as Partner and Authorized Signature of **M/s. SHREE RAJ DEVELOPERS** owner/lessor of the project land/duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated - ;

We, 1) **PARESH LALJIBHAI CHANGANI** as Partner and Authorized Signature of **M/s. MARUTI BUILDCON** promoter of the proposed project **ATITHI HEIGHTS**, AND 2) **Mr. MEET BHAGWANJIBHAI RABADIA** as Partner and Authorized Signature of **M/s. SHREE RAJ DEVELOPERS** owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement no **5798**, Registered on date **20-07-2022** at sub Registrar office **LODHIKA** to develop the land bearing Revenue Survey No. **88/P/28**, of **RAJKOT** Village/City(said land);
- B. That **Mr. MEET BHAGWANJIBHAI RABADIA** as Partner and Authorized Signature of **M/s. SHREE RAJ DEVELOPERS** [Name of the project land owner(s)/lessor(s)] 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances **NO ENCUMBRANCE** (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 conditions of the Development agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title



to the allottees of the apartment and/or association 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 Conveyance/Transfer of the apartment to the allottee(s), 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.



Deponent 1) PC 210115 N. S. S.

PARTNER
Shree Raj Developers

2) Meek
Partner

MARUTI BUILDCON

Verification

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

Verify by me at Rajkot on this 13 day of September, 2022

MARUTI BUILDCON

Deponent 1) 210115 N. S. S.

PARTNER
Shree Raj Developers

2) Meek
Partner

① Panesh Lalwibhai chengani

Solemnly Affirmed Before Me By,
Shri. (2) Meek Dhaswanji

dekhani Who Is Identified By
Self Advocate

Who Is Personally Known to Me On
This..13..Day of...Sep...2022

Jaydev

JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

Page No. 239
Serial No. 9445
Receipt No. 9445
Date 13.09.22



MARUTI BUILDCON

"ATITHI" OPP. KALPAVAN MALL, BEHIND TOYOTA SHOWROOM, RAJKOT

DATE: 08-09-2022

TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.

**SUBJECT: APPOINTMENT OF AUTHORISED SIGNATORY AND
PROJECT HEAD FOR RERA REGISTRATION**

WE THE PARTNERS OF M/s MARUTI BUILDCON DO HEREBY
APPOINT **Mr. PARESH LALJIBHAI CHANGANI** AS THE AUTHORISED
SIGNATORY AND **Mr. PARESH LALJIBHAI CHANGANI** AS THE
PROJECT HEAD FOR THE PROJECT **ATITHI HEIGHTS**.

FOR M/s MARUTI BUILDCON
PARTNERS

1. PARESH CHANGANI



2. JAYSUKHBHAI ASODARIYA



3. NILESHBHAI THUMMAR



4. SURESHBHAI CHOVIYA



MARUTI BUILDCON

"ATITHI" OPP. KALPAVAN MALL, BEHIND TOYOTA SHOWROOM, RAJKOT

5. VALLABHBHAI SARDHARA



6. ROHITBHAI CHANGANI



7. CHANDRIKABEN CHANGANI



8. KEYURBHAI HIRPARA

