



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ40907828740429U
Certificate Issued Date : 07-Oct-2022 12:53 PM
Account Reference : IMPACC (AC)/ gj13233611/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1323361110970213910825U
Purchased by : Dipakkumar Somalal Soni
Description of Document : Article 14 Bond
Description : Affidavit Cum Declaration
Consideration Price (Rs.) : 0
(Zero)
First Party : Dipakkumar Somalal Soni
Second Party : Not Applicable
Stamp Duty Paid By : Dipakkumar Somalal Soni
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



SR. No. A/ACC/.../2022

H. K. JAIN
NOTARY
GOVT. OF INDIA



7 OCT 2022



IN-GJ40907828740429U

0011474958

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.



7 OCT 2024

- The contents of the stamp certificate can be verified at www.shcilestamp.com. Stock holding certificate can be verified at www.stockholding.com.

- Any const...
- Kindly...
- For inf...



- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈ-સ્ટેમ્પિંગ" 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.



7 OCT 2022

FORM 'B'



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. DIPAKKUMAR SOMALAL SONI** promoter/proprietor & duly authorized by the promoter/proprietor of **ZODIAC BUILDERS**, Project name: **SAINATH APARTMENT**, vide his authorization dated **06-10-2022**.

I, **Mr. DIPAKKUMAR SOMALAL SONI** promoter/proprietor & duly authorized by the promoter/proprietor of **ZODIAC BUILDERS** do hereby solemnly declare, undertake and state as under that;

1. I have a legal title to the land on which the development of **SAINATH APARTMENT** 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. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me is **31-12-2025**.
4. seventy per cent of the amounts realised by me 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 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 shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, Zodiac Builders

H.K. Jain
Proprietor
Deponent

(AUTHORISED SIGNATORY)

Verification

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

Verify by me at 7 OCT 2024 on this _____ day of _____

For, Zodiac Builders

H.K. Jain
Proprietor
Deponent

(AUTHORISED SIGNATORY)

ATTESTED BY ME

H.K. Jain
H. K. JAIN
NOTARY
GOVT. OF INDIA

7 OCT 2024





Issue Date: 16/12/2013



દિપકુમાર સોમલાલ સોમી

Dipak Kumar Somal Somi

જન્મ તારીખ/DOB: 10/06/1960

પુરુષ/ MALE

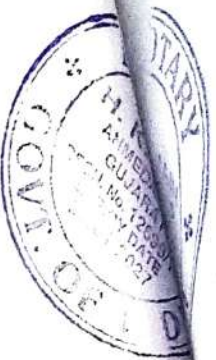
Mobile No: 9925033624

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VID : 9136 8023 0358 9958

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भारतीय विधिगत पहचान प्राधिकरण
Unique Identification Authority of India

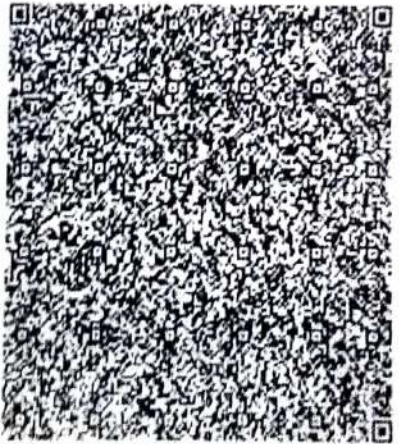


Download Date: 24/05/2022

संख्या :
01-25, सुदर्शन टावर, गुलाब टावर रोड, अहमदनगर,
अहमदनगर, गुजरात - 380054

Address:
B-25, Sudarshan Tower, Gulab Tower Road,
Thaltej, Ahmedabad City, Ahmedabad,
Gujarat - 380054

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www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFBPS2221R



नाम / Name
DIPAKKUMAR SOMALAL SONI

पिता का नाम / Father's Name
SOMALAL MULJIDAS SONI

जन्म की तारीख / Date of Birth
10/06/1960

हस्ताक्षर / Signature



16022017



इस कार्ड को खोने / पाने पर कृपया सूचित करें / तब
आपका पैसा सेवा इकाई, एन एस डी एल
5 वी मॉडल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th floor, Manti Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



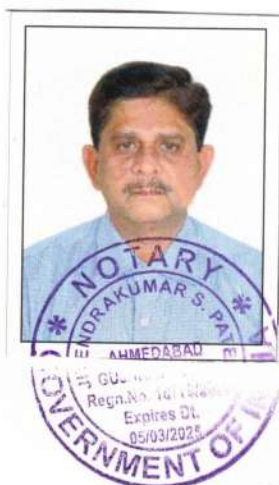
NOV-22-2022 13:01:26



Verification

The contents of my above affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

Verify by me at Ahmedabad on this 22nd day of November, 2022



For Zodiac Builders
For, Zodiac Builders

[Signature]
Proprietor

Mr. DIPAKKUMAR SOMALAL SONI
Authorised Signatory

SOLEMNLY AFFIRMED
BEFORE ME

[Signature]

J. S. PATEL
NOTARY
GOVT. OF INDIA
22 NOV 2022





भारत सरकार
GOVERNMENT OF INDIA



सोनी दिपकुमार
Soni Dipakkumar
जन्म तारीख/DOB: 10/06/1960
पुरुष/ MALE
Mobile No: 9925033624

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મારો આધાર, મારી ઓળખ



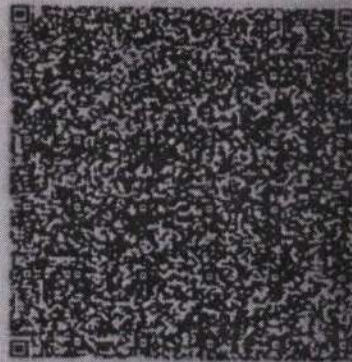
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

S/O: Somalal, 401, Ananya Apartment, 6,
Lalitkunj Society Part-1, Near Swastik Cross Road,
Navrangpura, Ahmedabad City, Ahmedabad,
Gujarat - 380009

Address :

S/O: Somalal, 401, Ananya Apartment, 6, Lalitkunj
Society Part-1, Near Swastik Cross Road,
Navrangpura, Ahmedabad City, Ahmedabad,
Gujarat - 380009



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



Sr. No.: 3662 /2022

Form B-2

[Gujarat RERA Order-23 Dt.23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT,

Affidavit cum Declaration

J. S. Patel
J. S. PATEL
NOTARY
GOVT. OF INDIA
22 NOV 2022

Joint Affidavit cum Declaration of,

1. Mr. DIPAKKUMAR SOMALAL SONI duly authorised by Sole Proprietor of Zodiac Builders and promoter of the proposed project;
AND

Mrunalini Vasantbhai Leuva, Alka nagindas Desai, Jayvantiben Tribhuvandas Shah, Champdhom Kesapillay Kesavadas, Nehal Shyamsundar Parikh, Jayshreeben Madhavlal Modi, Madhavlal n. Modi, Bhartiben Naushirbhai Zaiwala, Parikh rachana Hemal, Parikh Nidhi Nehal, Laata Anand Jain, Aanand Yashpal Jain, Asit Nagindas desai (Power of Attorney) owners/lessors of the project land;

We, Mrunalini Vasantbhai Leuva, Alka nagindas Desai, Jayvantiben Tribhuvandas Shah, Champdhom Kesapillay Kesavadas, Nehal Shyamsundar Parikh, Jayshreeben Madhavlal Modi, Madhavlal n. Modi, Bhartiben Naushirbhai Zaiwala, Parikh rachana Hemal, Parikh Nidhi Nehal, Laata Anand Jain, Aanand Yashpal Jain, Asit Nagindas desai (Power of Attorney), owner/lessor of the project land do hereby solemnly declare, undertake and state as under

- A. We have entered into registered development agreement/ Development Agreement, Registered on date 28-09-2022 at sub registrar office AHMEDABAD-3 MEMNAGAR to develop the land bearing Survey No. /T.P. Scheme No. 20 (GULBAI TEKARA), Final Plot No. 79 Village GULBAI TEKARA taluka SABARMATI District AHMEDABAD -380009;

- B. That Mrunalini Vasantbhai Leuva, Alka nagindas Desai, Jayvantiben Tribhuvandas Shah, Champdhom Kesapillay Kesavadas, Nehal Shyamsundar Parikh, Jayshreeben Madhavlal Modi, Madhavlal n. Modi, Bhartiben Naushirbhai Zaiwala, Parikh rachana Hemal, Parikh Nidhi Nehal, Laata Anand Jain, Aanand Yashpal Jain, Asit Nagindas desai (Power of Attorney) have a legal tile 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.

- C. That, we will abide by all the conditions of the Development agreement and fulfill all our obligations under the said agreement, specifically the obligations 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.

For, Zodiac Builders

Proprietor

Phone No: 7444444444
Sold To/Issued To: *Nutan*

For whom/ID Proof: *Nutan*
Nutan Nagark
Subharti Bank Limited
Bore in Road Branch
Ahmedabad
380009



Special Adhesive
815590169122070269-00000809
GUJ/SOS/AV/466/2022
0000300/-
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- 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.

For Zodiac Builders

Mr. DIPAKKUMAR SOMALAL SONI

Authorised Signatory



For, Zodiac Builders

Proprietor

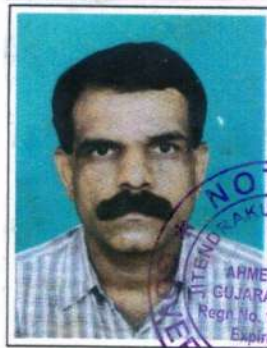
On Behalf of

Mrunalini Vasantbhai Leuva, Alka nagindas Desai, Jayvantiben Tribhuvandas Shah, Champdhom Kesapillay Kesavadas, Nehal Shyamsundar Parikh, Jayshreeben Madhavlal Modi, Madhavlal n. Modi, Bhartiben Naushirbhai Zaiwala, Parikh rachana Hemal, Parikh Nidhi Nehal, Laata Anand Jain, Aanand Yashpal Jain,

Asit Nagindas desai

(Power of Attorney)

Deponent



Asit Nagindas Desai

Verification

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

Verify by us at Ahmedabad on this 22nd day of November 2022

For Zodiac Builders

Mr. DIPAKKUMAR SOMALAL SONI

Authorised Signatory

For, Zodiac Builders

Proprietor



On Behalf of

Mrunalini Vasantbhai Leuva, Alka nagindas Desai, Jayvantiben Tribhuvandas Shah, Champdhom Kesapillay Kesavadas, Nehal Shyamsundar Parikh, Jayshreeben Madhavlal Modi, Madhavlal n. Modi, Bhartiben Naushirbhai Zaiwala, Parikh rachana Hemal, Parikh Nidhi Nehal, Laata Anand Jain, Aanand Yashpal Jain,

Asit Nagindas desai

Asit Nagindas desai

(Power of Attorney)

Deponent

SOLEMNLY AFFIRMED
BEFORE ME

J. S. Patel

J. S. PATEL
NOTARY
GOVT. OF INDIA

22 NOV 2022





भारत सरकार
GOVERNMENT OF INDIA



सोनी दिपकुमार
Soni Dipakkumar
जन्म तारीख/DOB: 10/06/1960
पुरुष/ MALE
Mobile No: 9925033624

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मारो आधार, मारी ओलખ



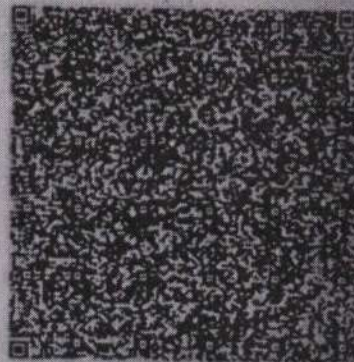
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

संलग्नक :

S/O: सोमलाल, 401, अनन्य अपार्टमेंट, 6,
ललितकुंज सोसायटी पार्ट-1, स्वस्तिक क्रॉस रोड पास,
नवरांगपुरा, अहमदाबाद शहर, अहमदाबाद,
गुजरात - 380009

Address :

S/O: Somalal, 401, Ananya Apartment, 6, Lalitkunj
Society Part-1, Near Swastik Cross Road,
Navrangpura, Ahmedabad City, Ahmedabad,
Gujarat - 380009



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Bengaluru-560 001



ભારત સરકાર

Government of India

દેસાઈ અસીતભાઈ

Desai Asitbhai

જન્મ તારીખ / DOB : 10/10/1957

પુરુષ / Male



7791 3348 6335

આધાર – સામાન્ય માણસનો અધિકાર

Asitbhai Desai



આધાર

ભારતીય વિશેષ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું:

S/O: નગીનદાસ, 1, સાઈનાથ
અપાર્ટમેન્ટ, વિજયપાર્ક નાકા,
નવરંગપુરા, અમદાવાદ શહેર,
અમદાવાદ, નવરંગપુરા, ગુજરાત,
380009

Address:

S/O: Nagindas, 1, Sainath
Appartment, Vijaypark Naka,
Navarangpura, Ahmedabad City,
Ahmedabad, Navrangpura,
Gujarat, 380009

7791 3348 6335



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Asitbhai Desai

