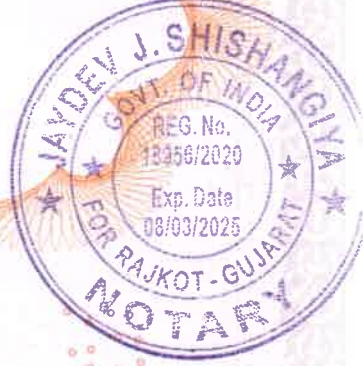




सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ54558107164554T

Certificate Issued Date : 02-Jun-2021 12:03 PM

Account Reference : IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1324811144928032809427T

Purchased by : R D PATEL ADVOCATE

Description of Document : Article 18 Certificate or Other Document

Description : AVASAR PALACE-4

Consideration Price (Rs.) : 0
(Zero)

First Party : MS PATIDAR AND COMPANY

Second Party : Not Applicable

Stamp Duty Paid By : MS PATIDAR AND COMPANY

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



LB 0020100218

Statutory Alert:

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

(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. ASHOKKUMAR P KANSAGARA**, as partner and authorized signatory of **M/s. PATIDAR AND COMPANY** promoter of **AVASAR PALACE-4** vide its/his/her/their authorization dated **-21/05/2021**.

I/We, **Mr. ASHOKKUMAR P KANSAGARA**, partners/duly authorized by the partners of **PATIDAR AND COMPANY** promoters of proposed project of **AVASAR PALACE-4** 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 **AVASAR PALACE-4** 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 **30-06-2024**.
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.

PATIDAR AND COMPANY.



[Signature]

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 2nd day of June, 2021.

PATIDAR AND COMPANY.



[Signature]

PARTNER.
Deponent



Solemnly Affirmed Before Me By
Shri. Ashok Kumar P.
Kansagara Who Is Identified By
R. D. Patel Advocate
Who Is Personally Known to Me On
This. 02 Day of June, 2021

[Signature]

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

Page No. 73
Serial No. 2569
Receipt No. 2569
Date 02-06-2021



PATIDAR AND COMPANY

Office No 102, R K Park, Rajpath Avenue, 150 feet Ring Road, Mavdi Plot, Mavdi, Rajkot-360001.

DATED: 21/05/2021

TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.

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

WE THE PARTNERS OF M/s PATIDAR AND COMPANY DO HEREBY APPOINT SHRI
ASHOKKUMAR P KANSAGRA AS THE AUTHORISED SIGNATORY AND SHRI
ASHOKKUMAR P KANSAGRA AS THE PROJECT HEAD FOR THE PROJECT AVSAR
PALACE-4.

FOR M/s PATIDAR AND COMPANY
PARTNERS

1. ASHOKKUMAR KANSAGARA

2. KEVANBHAI VADALIA

3. JAYSHREEBEN DESAI

4. SHILPABEN DESAI

5. SUDHABEN DESAI

6. RAVINDRAKUMAR DESAI

PATIDAR AND COMPANY.



PARTNER.

PATIDAR AND COMPANY.



PARTNER.

PATIDAR AND COMPANY.

J. B. Desai

PARTNER.
PATIDAR AND COMPANY.

S. R. Desai

PARTNER.
PATIDAR AND COMPANY.

21/05/2021, 11:15

PARTNER.
PATIDAR AND COMPANY.

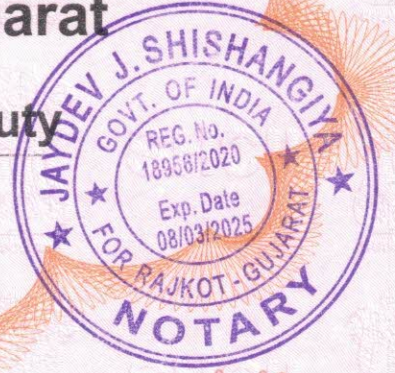
R. K. Desai

PARTNER.



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ02283450640568T
Certificate Issued Date : 12-Aug-2021 05:29 PM
Account Reference : IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1324811139726550980218T
Purchased by : R D PATEL ADVOCATE
Description of Document : Article 18 Certificate or Other Document
Description : AVASAR PALACE-4
Consideration Price (Rs.) : 0
(Zero)
First Party : PATIDAR AND COMPANY
Second Party : Not Applicable
Stamp Duty Paid By : PATIDAR AND COMPANY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0008363317

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.



AFFIDAVIT

AFFIDAVIT CUM DECLARATION OF **Mr ASHOKKUMAR P KANSAGARA** AUTHORISED SIGNATORY OF **M/s. PATIDAR AND COMPANY** FOR THE PROJECT **AVASAR PALACE-4** AT Village - **MUNJAKA**, Dist - **RAJKOT**. SURVEY NO.14 + 15, PLOT NO. 189 TO 192 Moje - **MUNJAKA**, TALUKA - **RAJKOT**, DISTRICT - **RAJKOT**.

I/We **Mr ASHOKKUMAR P KANSAGARA** AUTHORISED SIGNATORY, BY THE PROMOTER **AVASAR PALACE-4** DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE THAT,

I HAVE SUBMITTED AN APPLICATION FOR RERA REGISTRATION VIDE **ACKNOWLEDGEMENT** NO. **PR/RAJKOT/RAJKOT/GUJRERA/210722/011244** FOR MY ABOVE MENTIONED PROJECT.

IN THE SUBMITTED PLANS (APROVED BY THE COMPETENT AUTHORITY) ARE NOT SHOWING CARPET AREA. BUT THE FORM NO. 3 SUBMITTED BY ME AS PREPARED BY CHARTERED ACCOUNTANT **SHRI KARTIK TUSHAR PAREKH** IS SHOWING RERA



CARPET AREA, WHICH IS TRUE AND CORRECT ACCORDING TO
BEST OF MY KNOWLEDGE.

I AM AWARE THAT FROM 31ST DAY OF AUGUST, 2019 IT IS
MANDATORY TO PAY RERA REGISTRATION FEES AS PER CARPET
AREA VIDE NOTIFICATION NO. GH/V/116 OF 2019/RAR – 102018-1005L
DATED 31.08.2019. IF ANY SHORTFALL REMAINS IN FEES AS PER
FORM – 3 CARPET AREA CALCULATION. I/WE ARE BOUND TO PAY
THE SAME.

Rajkot

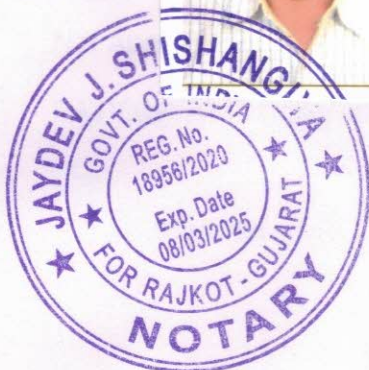
Date: 12-08-2021



PATIDAR AND COMPANY

[Signature]
PARTNER

ASHOKKUMAR P KANSAGARA



Solemnly Affirmed Before Me By
Shri. Ashok Kumar P Kansagara Who Is Identified By
RanSagar Who Is Identified By
R-D. Patil Advocate
Who Is Personally Known to Me On
This 12th Day of Aug, 2021

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



Page No. 119
Serial No. 4211
Receipt No. 4211
Date 12-08-2021