



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

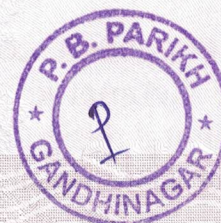
Certificate No. : IN-GJ45236163341431U
Certificate Issued Date : 14-Oct-2022 01:41 PM
Account Reference : IMPACC (AC)/ gj13314311/ GANDHINAGAR01/ GJ-GN
Unique Doc. Reference : SUBIN-GJGJ1331431119535209135783U
Purchased by : PANCHAL MANOJKUMAR V
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : RERA AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : PANCHAL MANOJKUMAR V
Second Party : Not Applicable
Stamp Duty Paid By : PANCHAL MANOJKUMAR V
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



BOOK NO. 02
PAGE NO. 96
SR. NO. 648
DATE 14 OCT 2022



P. B. PARIKH
NOTARY
GOVT. OF INDIA
14 OCT 2022



KC 0033385789

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.



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

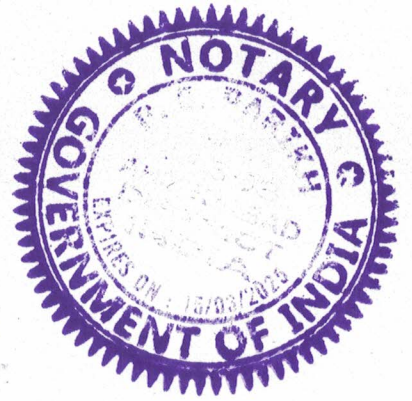
"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

003382189



FORM 'B'
[See rule 3(4)1]



Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Manojkumar V Panchal** promoter of the proposed project and duly authorized Signatory and partner of **Preksha Developers** the proposed project, **Keshav Bunglows** (Keshav Bunglows, Near ATM Mall, Opp Ananya School, Zundal - 382421), vide his authorization dated **30th Sep, 2022**.

F.P.No. 71 to the North F.P.No. 77 to the South 18 Mtr TP Road to the East F.P.No. 66 to the West of Division T.P.S.No. 234 (Zundal), F.P.No. 70, Block/Survey No. 262/1 village Zundal, taluka Gandhinagar, District Gandhinagar, PIN 382421 admeasuring 3278 sq.mts. area being developed by Preksha Developers.

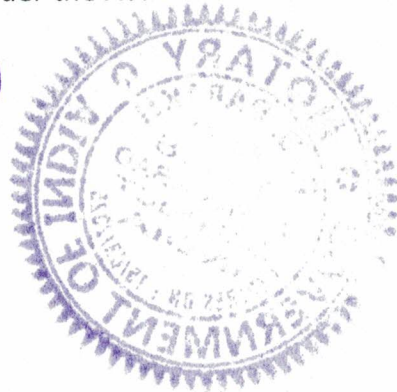
I, **Manojkumar V Panchal** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed **Keshav Bunglows**.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **30th June, 2024**.
4. That seventy per cent of the amounts realised by me/promoter 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. That I/promoter 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. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Mr. Manojkumar V Panchal



Deponent

For, PREKSHA DEVELOPERS


PARTNER

Verification

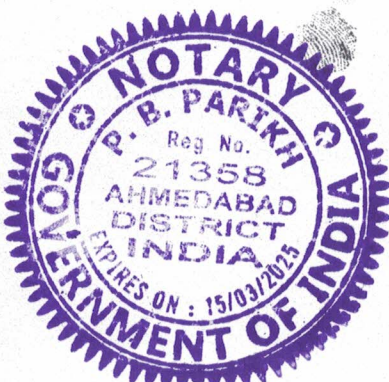
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at _____ on this _____ day of _____

Deponent

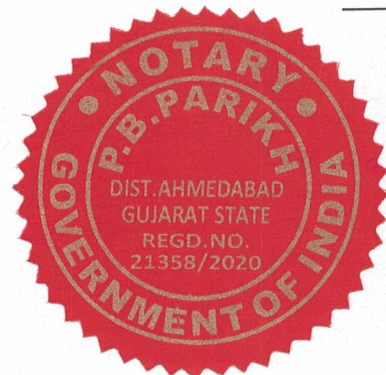
For, PREKSHA DEVELOPERS


PARTNER



SIGNED BEFORE ME


P. B. PARIKH
NOTARY
GOVT. OF. INDIA
14 OCT 2022





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકારણ

Unique Identification Authority of India

સરનામું: નો પુત્ર: વિષ્ણુપ્રસાદ
પંચાલ વાસ, દંતાલી, દંતાલી
કસ્તૂરીનગર, ગાંધીનગર, ગુજરાત, 382423

Address: S/O: Vishnuprasad,
panchal vas, dantali, Dantali,
Gandhinagar, Kasturinagar,
Gujarat, 382423



6988 3967 2519



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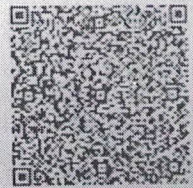
ભારત સરકાર

Government of India



પંચાલ મનોજકુમાર
Panchal Manojkumar

જન્મ તારીખ / DOB: 08/03/1974
પુરુષ / Male



6988 3967 2519

આધાર - સામાન્ય માણસનો અધિકાર

Handwritten signature

PREKSHA DEVELOPERS

A-302, Shree Sharan 2, Nr Anand Niketan School, Shilaj, Ahmedabad - 380059.
Contact No. 98243 63241

Date:- 30/09/2022

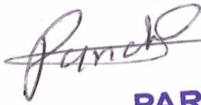
To Get Permission with Rera, Ahmedabad

Declared that Shri Manojkumar V Panchal, One of the partner of Preksha Developers and is hereby Authorized to sign and file, on behalf of the Preksha Developers, before the Real Estate Regulation Authority(RERA) Ahmedabad.

Declared Further That Mr. Manojkumar V Panchal a is authorized to do necessary all transaction with Rera Authority and he is also authorized to act or sign all necessary formalities with authority.

Certified True Copy
For Preksha Developers,

PREKSHA DEVELOPERS

1 
PARTNR
(Manojkumar V Panchal)

PREKSHA DEVELOPERS

4 
PARTNR
(Reshmaben Achhara)

PREKSHA DEVELOPERS

2 
PARTNR
(Rahul Premnarayan Mishra)

PREKSHA DEVELOPERS

5 
PARTNR
(Rohit Achhara)

PREKSHA DEVELOPERS

3 
PARTNR
(Mohit Achhara)