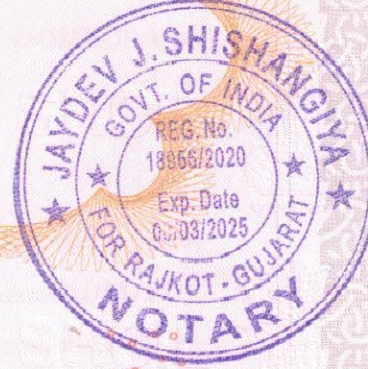




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ15527368293470T
Certificate Issued Date : 17-Feb-2021 12:07 PM
Account Reference : IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1324811167503011321277T
Purchased by : R D PATEL ADVOCATE
Description of Document : Article 18 Certificate or Other Document
Description : R B ELEMENTS
Consideration Price (Rs.) : 0
(Zero)
First Party : SUBH ENTERPRISE
Second Party : Not Applicable
Stamp Duty Paid By : SUBH ENTERPRISE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0017917257

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.

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 (1) Mr.DHARMESHBHAI JIVANI (2) SAGARBHAI PATEL promoter /duly authorized by the promoter of R B ELEMENTS, vide its/his/her/their authorization dated 01/01/2021.

I, (1) Mr.DHARMESHBHAI JIVANI (2) SAGARBHAI PATEL promoter/duly authorized by the promoter of R B ELEMENTS 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 R B ELEMENTS is proposed;

OR

SHUBH ENTERPRISE have/has a legal title to the land on which the development of R B ELEMENTS 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.

2. The said land is free from all encumbrances.

OR

Details of encumbrance's-NA- 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 31-12-2025.
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.
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.

Jages S Patel
Signature

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 17th day of February, 2021.

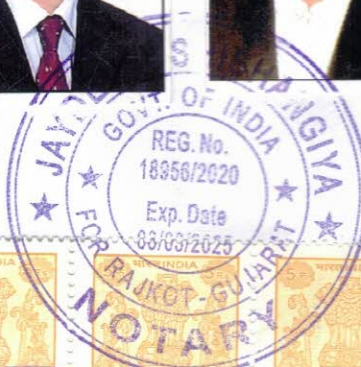
Identified by Me.

R.D. Patel
Advocate.



Jages S Patel
Signature

Deponent



① Dharmeshbhai
Ramchandran Jivani

Signed before me by ② Sagar
Rameshbhai Patel who is
Identified by Shri R.D. Patel
Advocate who is personally known to
me on this 17th day of Feb. 2021

Jaydev J.

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

Page No. 24-2021
Serial No. 774
Receipt No. 774
Date 17-02-2021



SHUBH ENTERPRISE

B/h Fortune Serenity, Fortune Fifty feet road, Near Nand Niketan Highrise, Ghanteshwar, RAJKOT-360006.

DATE: 01-01-2021

TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.

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

WE THE PARTNERS OF M/s SHUBH ENETERPRISEDO HEREBY
APPOINT (1) Mr. DHARMESHBHAI RAMESHCHANDRA JIVANI (2)
SAGARBHAI RAMESHBHAI PATELAS THE AUTHORISED
SIGNATORY AND (1) Mr. DHARMESHBHAI RAMESHCHANDRA
JIVANI (2) SAGARBHAI RAMESHBHAI PATELAS THE PROJECT
HEAD FOR THE PROJECT R B ELEMENTS.

FOR M/s SHUBH ENETERPRISE
PARTNERS

1. RAMESHCHANDRA B JIVANI

R.B. Jivani

SHUBH ENTERPRISE

B/h Fortune Serenity, Fortune Fifty feet road, Near Nand Niketan Highrise, Ghanteshwar, RAJKOT-360006.

2. MILANBHAI H MAHETA

mm

3. DHARMESH R JIVANI

Dharmesh R Jivani

4. MAHESH P GANDHI

MPG

5. PRANAV L SHAH

P.L. Shah

6. SAGAR R PATEL

Sagar R Patel

7. SANDIP R PATEL

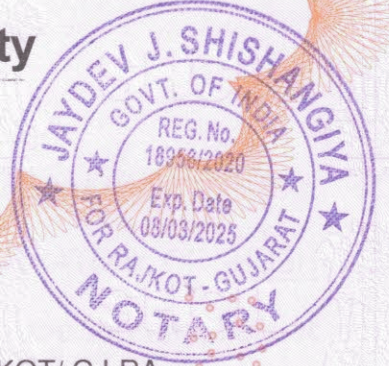
Sandip R. Patel



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No.	: IN-GJ62274596668950T
Certificate Issued Date	: 16-Jun-2021 01:48 PM
Account Reference	: IMPACC (AC)/ gj13248111/ RAJKOT/ GJ-RA
Unique Doc. Reference	: SUBIN-GJGJ1324811160270344303510T
Purchased by	: R D PATEL ADVOCATE
Description of Document	: Article 18 Certificate or Other Document
Description	: R B ELEMENTS
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHUBH ENTERPRISE
Second Party	: Not Applicable
Stamp Duty Paid By	: SHUBH ENTERPRISE
Stamp Duty Amount(Rs.)	: 300 (Three Hundred only)



LB 0020100793

Statutory Alert:

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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 (1) Mr. DHARMESHBHAI RAMESHCHANDRA JIVANI (2) SAGARBHAI RAMESHBHAI PATEL AUTHORIZED SIGNATORY OF SHUBH ENTERPRISE FOR THE PROJECT R B ELEMENTS AT – beside Fortune Serenity, 50 feet road, Near Nandniketan Appt, Jamnagar Road, Rajkot.

I/We (1) Mr. DHARMESHBHAI RAMESHCHANDRA JIVANI (2) SAGARBHAI RAMESHBHAI PATEL AUTHORISED SIGNATORY, BY THE PROMOTER SHUBH ENTERPRISE DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE THAT,

I HAVE SUBMITTED AN APPLICATION FOR RERA REGISTRATION VIDE ACKNOWLEDGEMENT NO. PR/RAJKOT/RAJKOT/RAJKOT TPO/210513/010495 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: 06/03/2020
06-2021

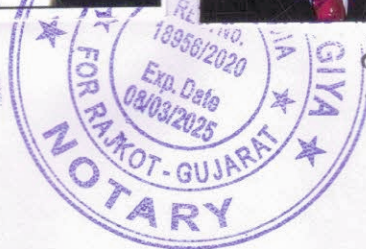
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(1) Mr. DHARMESHBHAI RAMESHCHANDRA JIVANI



[Handwritten signature]

(2) SAGARBHAI RAMESHBHAI PATEL



[Handwritten signature]

① Dharmeshbhai
Rameshchandra Jivani

Solemnly Affirmed Before Me By
Shri. ② Sagarbhai
Rameshbhai Patel Who Is Identified By
R. D. Patel Advocate
Who Is Personally Known to Me On
This 16th Day of June 2021

[Handwritten signature]

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



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Serial No. 2834
Receipt No. 2834
Date 16/06/2021