



IN-GJ20838851998635V



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

Certificate No.

IN-GJ20838851998635V

Certificate Issued Date

07-Mar-2023 05:38 PM

Account Reference

IMPACC (AC)/ gj13079511/ RAJKOT/ GJ-RA

Unique Doc. Reference

SUBIN-GJGJ1307951168874076473427V

Purchased by

JAYDEEP SARVAIYA

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

AFFIDAVIT FORM B

Consideration Price (Rs.)

0

(Zero)

First Party

JITESHBHAI RATILAL MALANI

Second Party

Not Applicable

Stamp Duty Paid By

JITESHBHAI RATILAL MALANI

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



₹300



IN-GJ20838851998635V

JD 0026029656

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'

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. Jiteshbhai Ratilal Malani (Authorize Partner of Nirvana Buildcon)** one of the Promoter of the **One Mavdi** duly authorized by the other promoter of the project **Nova Corner**, vide it's authorization dated **07/12/2022**;

I, **Jiteshbhai Ratilal Malani (Authorize Partner of Nirvana Buildcon)**, promoter of the **One Mavdi** and duly authorized by the other Promoter of the project **One Mavdi** do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 01/09/2025.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. That 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. That I/ Director shall take all the pending approvals on time, from the competent authorities.
9. That I/ Director have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

R. Mahesh

(Deponent)

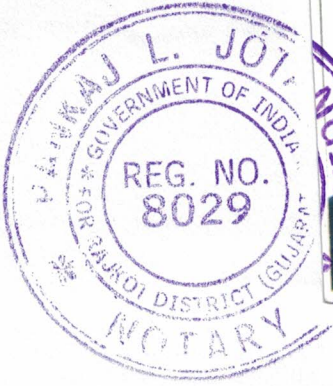
Verification

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 Rajkot on this 07th day of March, 2023.

R. Mahesh

(Deponent)



Solemnly affirmed before me by Jitendra Patel

Malani who is

Identified by Shri H. K. Kachhava

Advocate who is personally known to

me on this 7 day of March 2023

Page No. 123 P. L. JOTANGRA
NOTARY

Serial No. 3884

Receipt No. 3884

Date 7/3/23



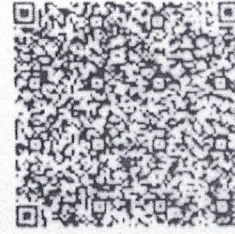
ભારત સરકાર
Government of India

માલાણી જીતેશ રતિલાલ

Molani Jitesh Ratilal

જન્મ તારીખ / DOB 03/04/1978

પુરુષ / Male



8135 3318 2072



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું:

11, આંગન એપાર્ટમેન્ટ, 3- સુર્યોદય
સોસાયટી, સેન્ટ મેરી વિદ્યાલય સામે,
કાલાવડ રોડ, રાજકોટ, રાજકોટ સૌ
ઉની એરિયા, ગુજરાત, 360005

Address:

11, Angan Appartment, 3-
Suryoday Society, Opp Sent
Marry School, Kalawad Road,
Rajkot, Rajkot Sau Uni Area,
Gujarat, 360005

8135 3318 2072

Nirvana Buildcon

303- Nakshra 1, Amin Marg Corner, 150 Feet Ring Road, kalawad Road, Rajkot-360005.

LETTER OF AUTHORITY

I, HARSHADBHAI POPATBHAI MALANI, RIKIN HARSHADBHAI MALANI, ROHAN VRAJLAL BABIYA, HARSHIL VRAJLAL BABIYA, Rajkot, do hereby authorize, Mr. JITESH RATILAL MALANI to represent us in connection with Matters related to RERA also, He is authorized to receive notices, correspondence, certificates, orders etc. from the Real Estate Regulatory Authority on our behalf.

This Authorization will remain in force until it is duly cancelled by us.

For, Nirvana Buildcon,



(Partners)

Place: Rajkot

Date: 01-02-2023

I, JITESH RATILAL MALANI, being Promotor of ONE MAVDI, do hereby declare that, I am ready to act as the authorized signatory on behalf of ONE MAVDI project.



(JITESH RATILAL MALANI)

Place: Rajkot

Date: 01-02-2023



IN-GJ39299023319472V



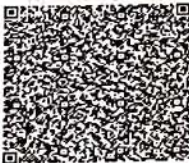
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300

Certificate No. : IN-GJ39299023319472V
Certificate Issued Date : 05-Apr-2023 05:05 PM
Account Reference : IMPACC (AC)/ gj13079511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1307951105575419991441V
Purchased by : JAYDEEP SARVAIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : JITESHBHAI RATILAL MALANI
Second Party : Not Applicable
Stamp Duty Paid By : JITESHBHAI RATILAL MALANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300



IN-GJ39299023319472V

JD 0044640786

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 Cum Declaration

Affidavit cum declaration of Mr. Jiteshbhai Ratilal Malani authorized signatory Of One Mavdi for the project situated at R.S.No. Mavdi 74 & 75, Plot No. 01 to 05 + 21 + 22 + 15/1 , Mavdi Bypass Road, Near Haridarshan School, Rajkot.

I Jiteshbhai Ratilal Malani authorized signatory of proposed project duly authorized by the promoter of the project, do here by, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we here by undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS2470).The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR-2017.

OR

My project One Mavdi is in the Rajkot Municipal Corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Rajkot Municipal Corporation area. With prior permission of Rajkot Municipal Corporation prior to giving possession to allottees.

I further undertake that I will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera there after, for their record.

I also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

Date : 05/04/2023

Place : Rajkot.

Solemnly affirmed before me by
Jiteshbhai Ratilal Malani
who is
Identified by Shri. Hardik Keshav
Advocate who is personally known to
me on this... day of... 2023



Deponent

P. L. JOTANGIA
NOTARY

Page No. 164
Serial No. 5514
Receipt No. 5514
Date 05/04/23





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

PATOLIYA VIKAS HARSHADBHAI

HARSHADBHAI VASHRAMBHAI
PATOLIYA

03/01/1996
Permanent Account Number
CTJRP9084P

V. H. Patoliya
Signature

202015