



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ73505629918428U
Certificate Issued Date : 14-Dec-2022 06:56 PM
Account Reference : IMPACC (AC)/ gj13177511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1317751175219181971168U
Purchased by : ALPESH LALJIBHAI RANPARIA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ALPESH LALJIBHAI RANPARIA
Second Party : Not Applicable
Stamp Duty Paid By : ALPESH LALJIBHAI RANPARIA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

A. L. J. J. J.



IN-GJ73505629918428U

JD 0025808713

Statutory Alert:

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સૂચના

- આ ઇ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઇસ્ટેમ્પિંગ" 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 ઇ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઇ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઇ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



FORM B-1

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr Alpesh Ranpariya Partner of M/s S/P Developers Promoter of the proposed project/Duly authorized by the promoter of the proposed project, vide its/his/their authorization through partnership deed dated on 21/11/2021,

1. Mr Alpesh Ranpariya Partner of M/s S/P Developers promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
1. I/We have entered into an agreement with 1. Bharti Mahendrabhai Ganatra, 2. Jitendrabhai Mahendrbhai Ganatra 3. Pradeepkumar Prabhudas Ganatra [Name of the project land owners/lessors by way of registered Development agreement no-47 agreement, Registered on date 04-01-2022 at sub Registrar office Rajkot-1 to develop the land bearing TP scheme No. 10 F.P No. 92/P Plot No. 8+10 Bolballa Marg 80 feet road Rajkot;
2. That 1. Bharti Mahendrabhai Ganatra, 2. Jitendrabhai Mahendrbhai Ganatra 3. Pradeepkumar Prabhudas Ganatra project land owner(s)/lessor(s)] have/has a legal title 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.
3. That I/we will abide by all the conditions of the Development agreement no. 47 and Fulfill all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.
4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

Deponent

A. L. Ganatra

FORM B-1

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

Day of

S P DEVELOPERS
Deponent

A. L. Jain
PARTNER



Solemnly affirmed before me by
Alprsh... 1st 11/11/2021... Rantamia

who is Identified by Shri

Self Advocate

who is personally known to me on

this... 14... day of Dec... 20... 22

HARDIK V. VEKARIYA
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT

Page No. 75(02)/2021
Serial No. 6146
Receipt No. 6146
Date 14-12-2022

HARDIK V. VEKARIYA
B. Com., LL.B., P.G.D.H.M.
ADVOCATE & NOTARY (Govt. of India)
GUJARAT HIGH COURT
Ambaji Kadia Main Road,
Nr. Servodaya Science School,
B/H P. D. Malaviya College,
Gondal Road, Rajkot - 360 004.
Mo. 98242 30930



ભારત સરકાર
Government of India



આધાર

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામોંકન ક્રમ સંખ્યા/ Enrolment No.: 0124/42420/01075

To

રાણપરીયા અલ્પેશ રાણપરીયા

Ranparia Alpesh Laljibhai

C/O: Laljibhai P Ranparia

Param Krupa, Bungalow No - 39/C/1 Sarda Nagar

Street No - 11

Kalawad Road

Behind Kendriya Vidhyalay

Rajkot

Rajkot Gujarat - 360005

9924024570



તમારો આધાર નંબર / Your Aadhaar No. :

9667 3108 8146

VID : 9183 7252 8285 2654

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



આધાર

Issue Date: 27/10/2012



રાણપરીયા અલ્પેશ રાણપરીયા

Ranparia Alpesh Laljibhai

જન્મ તારીખ/DOB: 19/07/1983

પુરુષ/ MALE

9667 3108 8146

VID : 9183 7252 8285 2654

મારો આધાર, મારી ઓળખ

Download Photo: 5514 8 08009

A. L. Ranparia





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ73507080048959U

Certificate Issued Date : 14-Dec-2022 06:59 PM

Account Reference : IMPACC (AC)/ gj13177511/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1317751175222500483115U

Purchased by : ALPESH LALJIBHAI RANPARIA

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : ALPESH LALJIBHAI RANPARIA

Second Party : Not Applicable

Stamp Duty Paid By : ALPESH LALJIBHAI RANPARIA

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



A. L. J. J. J.



₹300

IN-GJ73507080048959U

JD 0025808715

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સૂચના

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

FORM B-2

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

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE
OWNER OF THE LAND,
WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr Alpesh Ranpariya Partner of M/s S/P Developers Promoter of the proposed project/Duly authorized by the promoter of the proposed project, vide its/his/their authorization through partnership deed dated on 21/11/2021.

AND

- 2) 1. Bharti Mahendrabhai Ganatra, 2. Jitendrabhai Mahendrabhai Ganatra 3. Pradeepkumar Prabhudas Ganatra owner/lessor of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization Dated 19/03/2018 & 28/03/2018

We, 1) Mr Alpesh Ranpariya Partner of M/s S/P Developers promoter of the proposed project I duly authorized by the promoter of the proposed project, AND 2) 1. Bharti Mahendrabhai Ganatra, 2. Jitendrabhai Mahendrabhai Ganatra 3. Pradeepkumar Prabhudas Ganatra owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement no-47, Registered on date 04-01-2022 at sub Registrar office Rajkot-1 to develop the land bearing TP scheme No. 10 F.P No. 92/P Plot No. 8+10 Bolbala Marg 80 feet road Rajkot;

B. That 1. Bharti Mahendrabhai Ganatra, 2. Jitendrabhai Mahendrabhai Ganatra 3. Pradeepkumar Prabhudas Ganatra project land owner(s)/lessor(s) have/has a legal title 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 obligation 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.

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.

Deponent 1)
2)

A. C. Ganatra



Pradeep Kumar Guptan.



Darr.



ભાગી. એમ. ૦૮૦૧૫.



Verification

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

Verify by us at Rajkot on this

day of

Deponent 1)
2)

S P DEVELOPERS

A. L. Ganiya

PARTNER



HARDIK V. VEKARIYA
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT

..... day of 20.....
who is personally known to me on

.....
who is identified by Shri
Advocate

.....
Solemnly affirmed before me by

① Jitendra Kumar Mehendra Ganatra

② Prudip Kumar Bhudeish Ganatra

③ Bharti Ganatra

④ Albert Lalji Bhai Ramani

Solemnly affirmed before me by
who is identified by Shri

Self Advocate
who is personally known to me on
this 14..... day of Dec 20.....

[Signature]

HARDIK V. VEKARIYA
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT

HARDIK V. VEKARIYA
B. Com., LL.B., P.G.D.H.M.
ADVOCATE & NOTARY (Govt. of India)
GUJARAT HIGH COURT
Ambaji Kadva Main Road,
Nr. Sarvodaya Science School,
B. H. P. D. Malaviya College,
Gandol Road, Rajkot - 380 004.
Mo. 98242 30930

TRUE COPY

[Signature]

HARDIK V. VEKARIYA
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT

Page No. 7302/2022
Serial No. 6146
Receipt No. 6146
Date 14-12-2022



ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0124/42420/01075

To

રાણપરીયા અલ્પેશ ભાઈરામજી

Ranparia Alpesh Laljibhai

C/O: Laljibhai P Ranparia

Param Krupa, Bungalow No - 39/C/1 Sarda Nagar

Street No - 11

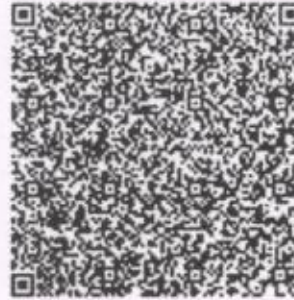
Kalawad Road

Behind Kendriya Vidhyalay

Rajkot

Rajkot Gujarat - 360005

9924024570



તમારો આધાર નંબર / Your Aadhaar No. :

9667 3108 8146

VID : 9183 7252 8285 2654

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



Issue Date: 27/10/2012



રાણપરીયા અલ્પેશ ભાઈરામજી

Ranparia Alpesh Laljibhai

જન્મ તારીખ/DOB: 19/07/1983

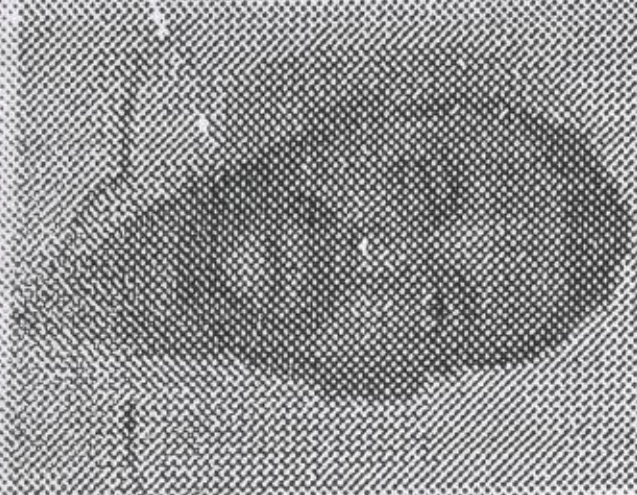
પુરુષ/ MALE

9667 3108 8146

VID : 9183 7252 8285 2654

મારો આધાર, મારી ઓળખ

A. I. Ranparia



श्री श्री श्री

Government of India

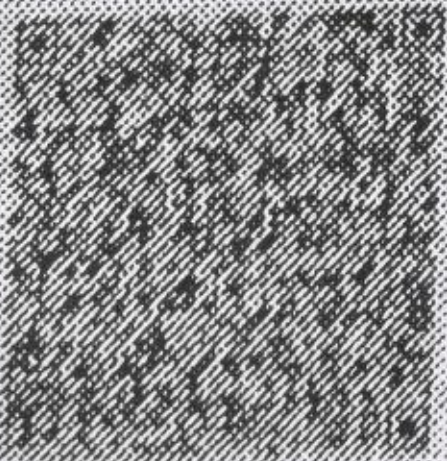
Chief Guest

Shri K. R. Narayanan

10.10.1981

10.10.1981

9652 8643 7515



श्री श्री श्री - श्री श्री श्री का अधिकार



GOVERNMENT OF INDIA

Ministry of

Defence

SO. No. 10000/10000, 10000

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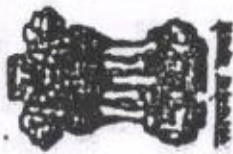
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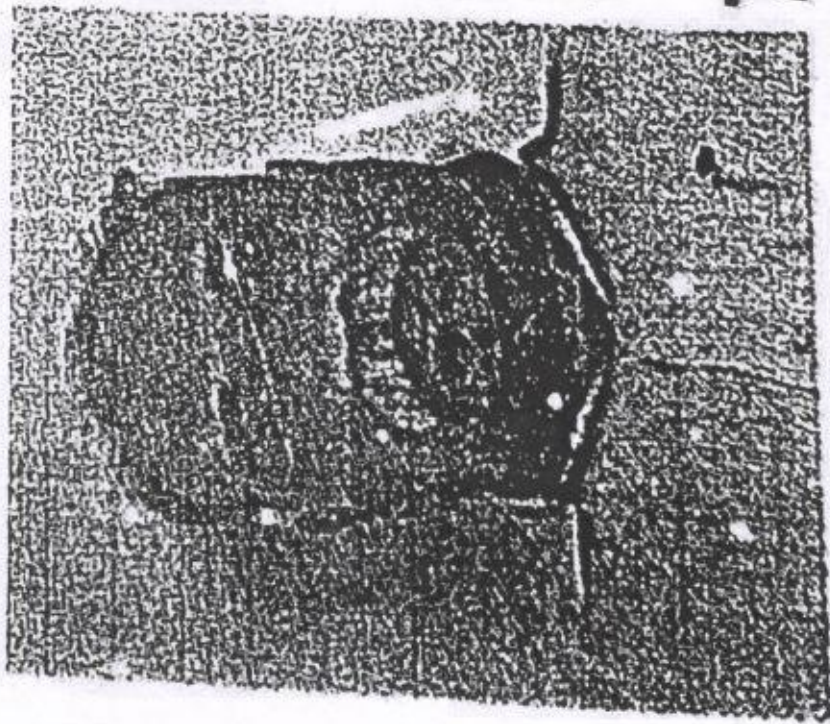
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ભારત સરકાર

Government of India

પ્રદીપકુમાર પ્રભુદાસ ગણાત્રા
Pradeepkumar Prabhudas Ganatra



જન્મ તારીખ / DOB: 25/11/1963

પુરુષ / Male

7952 1420 2265



મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ યુદિઠરણ
Unique Identification Authority of India

સરનામું: 22બી, નાગરીક બેંક સોસાયટી
રોડી નો 3, નિર્મળા રોડ, રાજકોટ,
ગુજરાત, રાજકોટ રેલા રોડ, ગુજરાત,
360007

Address: 22b, nagrik bank
society street no 3, Nirmala road,
rajkot, Rajkot, Rajkot Raiya.
Road, Gujarat, 360007

7952 1420 2265



1947



help@uidai.gov.in

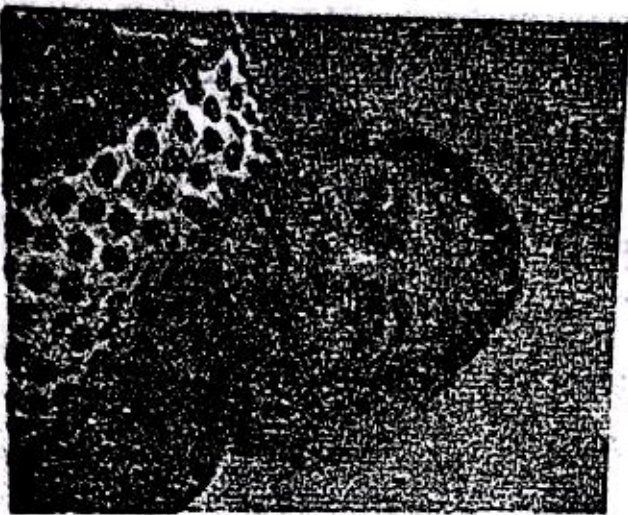
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भारत सरकार

Government of India



भारती गान्धा
Bharti Gandhi

जन्म तिथि / DOB : 12/05/1949
गहिरा / F-Original

3963 0417 9868



आधार - आम आदमी का अधिकार





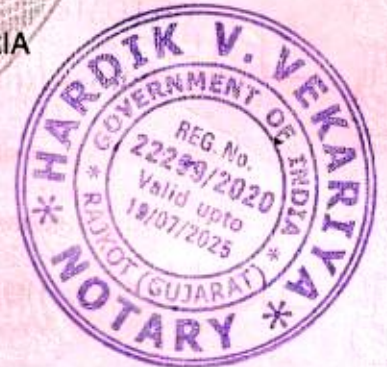
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

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Certificate No. : IN-GJ73506219602228U
Certificate Issued Date : 14-Dec-2022 06:58 PM
Account Reference : IMPACC (AC)/ gj13177511/ RAJKOT/ GJ-RA
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Consideration Price (Rs.) : 0
(Zero)
First Party : ALPESH LALJIBHAI RANPARIA
Second Party : Not Applicable
Stamp Duty Paid By : ALPESH LALJIBHAI RANPARIA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



A. L. Ganais



IN-GJ73506219602228U

JD 0025808714

Statutory Alert:

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સૂચના

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

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **ALPESH LALIBHAI RANPARIA** Partner of M/s. **S P Developers** promoter of Shashvat Prabhuvaan at T.P Scheme no. 10(Rajkot) F.P. No. 92/P old pardi road, bol balla road Rajkot.

I, Mr. **ALPESH LALIBHAI RANPARIA** Partner of M/s. **S P Developers** promoter of Shashvat Prabhuvaan at T.P Scheme no. 10(Rajkot) F.P. No. 92/P old pardi road, bol balla road Rajkot do hereby solemnly declare, undertake and state as under that;

1. BHARTIBEN MAHESHBHAI GANATRA, JITENDRABHAI MAHENDRABHAI GANATRA and PRADIPBHAI PRABHUDAS GANATRA have a legal title for development to the land on which the development of Shashvat Prabhuvaan at T.P Scheme no. 10(Rajkot) F.P. No. 92/P old pardi road, bol balla road Rajkot 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 developer (promoter) agency 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/us is 31/12/2023.
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.

A. C. Ganiya

Deponent



Page No. 10
Date: 22/09/2019
To: The District Collector, Bangalore
From: The District Collector, Bangalore
Subject: [Illegible]

[Illegible text block]

[Illegible text block]

[Illegible text block]

Verification

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

Verify by me at Rajkot on this 14 day of 12 month of 2022 year.

S P DEVELOPERS

A. L. Gargi
PARTNER

Deponent



Signed before me by A. L. Gargi, Partner
..... who is Identified by
Shri. S. L. D.
Advocate who is personally known to
me on this 14 day of Dec. 20.22

[Signature]

HARDIK V. VEKARIYA
NOTARY (GOVT. OF INDIA)
RAJKOT - GUJARAT

HARDIK V. VEKARIYA
B. Com., LL.B., P.G.D.H.M.
ADVOCATE & NOTARY (Govt. of India)
GUJARAT HIGH COURT
Ambaji Kadge Main Road,
Nr. Servoday Science School,
B/H. P. D. Malaviya College,
Gandhi Road, Rajkot - 360 004.
Mo. 96342 20930

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Serial No. 96147
Receipt No. 6147
Date 14-12-2022



ભારત સરકાર
Government of India



આધાર

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા / Enrolment No.: 0124/42420/01075

To

રાણપરીયા અલ્પેશ લાલજીભાઈ

Ranparia Alpesh Laljibhai

C/O: Laljibhai P Ranparia

Param Krupa, Bungalow No - 39/C/1 Sarda Nagar

Street No - 11

Kalawad Road

Behind Kendriya Vidhyalay

Rajkot

Rajkot Gujarat - 360005

9924024570



તમારો આધાર નંબર / Your Aadhaar No. :

9667 3108 8146

VID : 9183 7252 8285 2654

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



આધાર

Issue Date: 27/10/2012



રાણપરીયા અલ્પેશ લાલજીભાઈ

Ranparia Alpesh Laljibhai

જન્મ તારીખ/DOB: 19/07/1983

પુરુષ/ MALE

9667 3108 8146

VID : 9183 7252 8285 2654

મારો આધાર, મારી ઓળખ

Enrollment Date: 09/11/2010

A. C. Jindani





S P Developers

Shashwat Prabhuvaan

Shashwat Space, Nana Mauva Main Road

Mokaji Circle , Rajkot-360005

Authorization Letter

Mr. Alpesh Ranparia Partner of S P Developers is hereby authorized as signing authority to sign, execute, the documents as and when required for the purpose of Registration of Project under RERA and any other related purposes and or present on behalf of firm before the concerned Registrar, Authority, department for execution and registration in connection with the project named as "SHASHWAT PRABHUVAN".

And to do all acts, deed, matters and things as the authorized signatory deem fit, proper and necessary in respect of the said project and/or incidental for the power mentioned herein above or connected herewith

For M/S S P Developers

S P DEVELOPERS

PARTNER

Manan Navinchandra Trivedi
(Partner)

S P DEVELOPERS

PARTNER

Alpesh Laljibhai Ranparia
(Partner)

S P DEVELOPERS

PARTNER

Bhushanbhai Sureshbhai Dudhatra
(Partner)



S P Developers

Shashwat Prabhuvaan

Shashwat Space, Nana Mauva Main Road

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For M/S S P Developers

S P DEVELOPERS

PARTNER

Manan Navinchandra Trivedi
(Partner)

S P DEVELOPERS

PARTNER

Alpesh Laljibhai Ranparia
(Partner)

S P DEVELOPERS

PARTNER

Bhushanbhai Sureshbhai Dudhatra
(Partner)