



गुजरात गुजरात GUJARAT

BT 366423



श्री. ना. देवेंद्र प्रसाद नं. 88
परिचय संख्या 210312 C ना. देवीश
म. देवेंद्र प्रसाद
उत्तरे 21.11.19 ना. 1876119

भारतीय टपाल भातं
सा. नं. - ६०६-६३७
पारसी अपीयारी कोड,
पोस्ट ऑफिस, राजकोट-३६०००१

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 **SHRI HARESH B SAVALIYA**, as partner and
authorized signatory of **BHUMI DEVELOPERS** promoter of **UNIQUE PLAZA** vide
its/his/her/their authorization dated 22/06/2019.

I/We, **SHRI HARESH B SAVALIYA**, partners/duly authorized by the partners of **BHUMI DEVELOPERS** promoters of proposed project of **UNIQUE PLAZA** 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 of **UNIQUE PLAZA** is proposed;

AND

2. 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.
3. That the said land is mortgaged with D S Integrated Finsec Pvt Ltd for the amount of 80,00,000/- for the period of 24 months commencing from 31/01/2019.
4. That the time period within which the project shall be completed by me/us is **30.06.2021**.
5. 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. 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.
9. I/we shall take all the pending approvals on time, from the competent authorities.

10. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[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 22nd day of **June, 2019**.

Identified by
H. B. Patel
Advocate
Am



[Signature]

Deponent



Solemnly affirmed before me by
Hareesh B. Givuliy
.....who is
Identified by Shri R. D. Patel (Adv)
Advocate who is personally known to
me on this 22 day of June 2019.

[Signature]
P. L. JOTANGIA
NOTARY



Page No. 152
Serial No. 18264
Receipt No. 11
Date 22/6/19



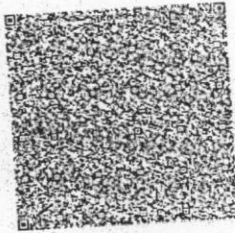
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

RKT	6	MVD
No - 0763 ⁷¹ / ₁₄		
2019		

Certificate No. : IN-GJ95504622002346R
 Certificate Issued Date : 06-Feb-2019 12:09 PM
 Account Reference : SHCIL (FI)/ gjshcil01/ RAJKOT/ GJ-RA
 Unique Doc. Reference : SUBIN-GJGJSHCIL0136693125026529R
 Purchased by : BHUMI DEVELOPERS PARTNERSHIP FIRM AND OTHERS
 Description of Document : Article 6(1) Deposit of Title Deeds
 Description : VIL:MAVDI RS NO 23 PLOT NO 55 AND 56 LAND SQ.MT.378-31 AND ON BUILDING AND OTHER PROP.
 Consideration Price (Rs.) : 80,00,000
 (Eighty Lakh only)
 First Party : D S INTEGRATED FINSEC PVT LTD
 Second Party : BHUMI DEVELOPERS PARTNERSHIP FIRM AND OTHERS
 Stamp Duty Paid By : BHUMI DEVELOPERS PARTNERSHIP FIRM AND OTHERS
 Stamp Duty Amount(Rs.) : 28,000
 (Twenty Eight Thousand only)



BHUMI DEVELOPERS

[Signature]

[Signature]
K.R. Dobariya

[Signature]
S.H. Savaliya

[Signature]
1/2/2019
S.H. Savaliya



[Signature]
S.H. Savaliya

TQ 0008719744

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the certificate and as available on the website 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.

6 FEB 2019



BHUMI DEVELOPERS

[Signature]
PARTNER

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MEMORANDUM OF EQUITABEL MORTGAGE

This Memorandum made by us namely (1) Bhumi Developers, a partnership firm (registered under the partnership Act, 1932), and its partners (1/1) Shaileshbhai Khodabhai Ramani Hindu, Age.46, (1/2) Riteshbhai Dineshbhai Dhinora Hindu, Age.38, (1/3) Hareshbhai Babubhai Savaliya Hindu, Age.41, (1/4) Sobhanaben Hareshbhai Savaliya Hindu, Age.42, (1/5) Kunal Ratilal Dobariya Hindu, Age.28, (1/6) Dipakbhai Babubhai Thumar Add. Office No.502, Fifth Floor, Rajpath Point, Near Ashtha Residency Gate, Mavdi Plot, 150 Feet Ring Road, Rajkot, (2) Sobhanaben Hareshbhai Savaliya Hindu, Age.42, Add. 'Arpit' Tanti Park, Street No.1, Astron Society main Road, Rajkot. on this ___ day of February, 2019 Witnessed as follows:

K.R. Dobariya



In consideration of between D S Integrated FinSec Pvt.Ltd, a company incorporated under companies Act, 1956 & Registered as a Non-Banking Finance company within the meaning of the RBI Act, 1934, having its Registered Office at "Arihant", Shramjivi Society, Opp. Andh Mahila Vikas Gruh, Dhebar Road, Rajkot and Branches inter alia at Rajkot Branch, represented by their duly constituted duly constituted Director/Managing Director/General Manager hereinafter called the "Company" making or continuing to make advances to Bhumi Developers, a partnership firm (registered under the partnership Act, 1932) and its partners (1) Shaileshbhai Khodabhai Ramani (2) Riteshbhai Dineshbhai Dhinora (3) Hareshbhai Babubhai Savaliya (4) Sobhanaben Hareshbhai Savaliya (5) Kunal Ratilal Dobariya (6) Dipakbhai Babubhai Thumar, for as long as the Company may think fit at their Rajkot Branch, office or any other office up to a limit of (Term Loan) Loan Amount of Rs.80,00,000/- (Rupees Eighty Lac only) exclusive of interest, discount, banker's charge, legal charges etc. granted to Bhumi Developers, a partnership firm (registered

S.H. Savaliya
K.R. Dobariya

D.S. Integrated FinSec Pvt.Ltd.

[Signature]
Director

- 6 FEB 2019

BHUMI DEVELOPERS

[Signature]
[Signature]

S.H. Savaliya

[Signature]

K.R. Dobariya *[Signature]*

PARTNER

PARTNER

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under the partnership Act, 1932 and its partners (1) Shaileshbhai Khodabhai Ramani (2) Riteshbhai Dineshbhai Dhinora (3) Hareshbhai Babubhai Savaliya (4) Sobhanaben Hareshbhai Savaliya (5) Kunal Ratilal Dobariya (6) Dipakbhai Babubhai Thumar for the Loan facility and for the guarantee, I have on the ____ day of February 2019 deposited with Rajkot branch office of the Company, the title deeds mentioned in Schedule "A-1 & A-2" hereto relating to our immovable property more fully described in Schedule "B-1 & B-2" hereto with an intent to create a mortgage by deposit of title deeds on my property described in Schedule "B-1 & B-2" hereto as a continuing security for the payment to the Company of all and every sum or sums of money which then or thereafter were or shall at any time be owing to the Company by the aforesaid Bhumi Developers, a partnership firm (registered under the partnership Act, 1932) and its partners (1) Shaileshbhai Khodabhai Ramani (2) Riteshbhai Dineshbhai Dhinora (3) Hareshbhai Babubhai Savaliya (4) Sobhanaben Hareshbhai Savaliya (5) Kunal Ratilal Dobariya (6) Dipakbhai Babubhai Thumar anywhere in any other accounts (loan, cash credit, overdrafts etc.) whether from me solely or jointly with any other persons/s including the amounts of any notes or bills discounted or paid or other loans, credits or advances made to or for the accommodation or at the request either of me, solely or jointly or any monies for which the borrower may be liable to the Company or in any way whatsoever, together with, in all cases aforesaid, all interest at the rates fixed by the Company from time to time, as per Directives of Reserve Bank of India compounded quarterly on all debit balances on the respective dates as per the rules and regulations prevailing in the Bank from time to time such interest being debited to the account and treated as principal in case of non-payment on due date and also together with commission, discount and other Banker's charges including legal charges occasioned by or incidental to holding of title deeds as security or any other security held by or offered to the Bank for the same indebtedness or by or to be enforcement of any such security.

K.R. Dobariya

K.R. Dobariya

S.H. Savaliya



The property described in Schedule "B-1 & B-2" hereto is held

BHUMI DEVELOPERS

D.S. Integrated FinSec Pvt. Ltd.

BHUMI DEVELOPERS

[Signature]
Director

[Signature]
Dipak

S.H. Savaliya
Ramani J.L.

K.R. Dobariya शीलेष डी. एनोरी
PARTNER PARTNER

- 6 FEB 2019

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by me and the same is free from any prior encumbrances, charges and claims of any kind whatsoever.

SCHEDULE A-1

(List of Title Deeds deposited of the property owned by Bhumi Developers, a partnership firm (registered under the partnership Act, 1932), and its partners (1) Shaileshbhai Khodabhai Ramani (2) Riteshbhai Dineshbhai Dhinora (3) Hareshbhai Babubhai Savaliya (4) Sobhanaben Hareshbhai Savaliya (5) Krunal Ratilal Dobariya (6) Dipakbhai Babubhai Thumar.

K.R. Dobariya

1. Certified copy of part plan and zone certificate.
2. Certified copy of Village Form No.2 in Name of Bhumi Developers, a partnership firm and its partners Shaileshbhai Khodabhai Ramani etc.
3. Original Lease Receipt dated 15/12/2017.
4. Photo Copy of ROF of Bhumi Developers.
5. Photo Copy of Regd. Partnership deed no.4635 Dt.30/08/2017 Executed by (1) Shaileshbhai Khodabhai Ramani (2) Riteshbhai Dineshbhai Dhinora (3) Hareshbhai Babubhai Savaliya (4) Sobhanaben Hareshbhai Savaliya (5) Krunal Ratilal Dobariya (6) Dipakbhai Babubhai Thumar.
6. Original Regd. sale deed no.4765 Dt.09/07/2018 Executed by Gobarbhai Mahadevbhai Thesiya(HUF) in favour of Bhumi Developers, a partnership firm and its partners Shaileshbhai Khodabhai Ramani etc.
7. Original Regd. declaration deed no.4761 Dt.09/07/2018 Executed by Gobarbhai Mahadevbhai Theshiya(HUF).
8. Photo copy of construction permission dated 3/7/2018 bearing no.304.
9. Photo copy of commencement certificate
10. Photo copy of approved building plan.
11. Original Regd. sale deed no. 3297 dt.03/02/2010 Executed by Ashokbhai Parshotambhai kansagara in favour of Gobarbhai Mahadevbhai Theshiya(HUF).
12. Original Regd. sale deed no.6581 dt.15/06/2009 Executed by Hansaben Mayurbhai Gondaliya in favour of Ashokbhai Parshotambhai kansagara.

S.H. Savaliya



D.S. Integrated FinSec Pvt. Ltd.

[Signature]
Director

BHUMI DEVELOPERS

[Signature]
DIPAK
K.R. Dobariya

BHUMI DEVELOPERS

S.H. Savaliya
Hansu J. I.
दीपक जी. धोबरी

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13. Original Regd. sale deed no.6578 dt.15/06/2009 Executed by Jayshreeben Narendrabhai Pambhar in favour of Ashokbhai Parshotambhai kansagara.
14. Original Regd. sale deed no. 529 dt.11/01/2007 Executed by Chandrakant Manekchan Shet POA of Minaben Mahsukhlal Parekh in favour of Hansaben Mayurbhai Gondaliya.
15. Original Regd. sale deed no. 527 dt.11/01/2007 Executed by Chandrakant Manekchan Shet POA of Minaben Mahsukhlal Parekh in favour of Jayshreeben Narendrabhai Pambhar.
16. True copy of power of attorney dated 8/8/2005 Executed by Minaben Mahsukhlal Parekh in favour of Chandrakant Manekchan Shet.
17. Certified Copy of N.A. Order No. 350/04-05 dt.14/6/2005.
18. True copy of revised Lay-Out Plan permission bearing No. 30 dated 21/4/2003.
19. True copy of Lay-Out Plan.
20. Certified copy of Regd. rectification deed no.5348 dt.15/11/1971 Executed by Patel Madha Hira in favour of Minaben Mahsukhlal Parekh.
21. Certified copy of Regd. sale deed no.631 dt.16/02/1971 Executed by Patel Madha Hira in favour of Minaben Mahsukhlal Parekh.
22. Certified Copy of non-agriculture to agriculture Order No. revenue/na/vashi/2666 dt.13/1/1971.
23. Certified Copy of N.A. Order No. revenue/na/vashi/5449 dt.19/5/1967.
24. Certified copy of Lay-Out Plan
25. Certified copy of Village form No.8-A,7/12.
26. Certified copy of Village form No.6 Entry No.7692,1430,1399,845,498, 238,46,10204,10203, 14547, 16138, 14548,
27. Certified copy of Hissa form no.4 and mapni shit.
28. Certified copy of Tippan.

S.H. Savaliya



SCHEDULE A-2

(List of Title Deeds deposited of the property owned by Sobhanaben Hareshkumar Savaliya.)

D.S. Integrated FinSec Pvt. Ltd.

[Signature]
Director

BHUMI DEVELOPERS

[Signature]
K.R. Dobari

BHUMI DEVELOPERS

S.H. Savaliya
[Signature]
21/2/21

6 FEB 2019

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1. Photo copy of Tax Receipt.
2. Photo copy of No Due Certificate.
3. Original Regd. sale deed no.2066 Dt.06/06/2013 Executed by Vishal Mansukhbhai Sorathiya authorized director of Real Procon Pvt. Ltd., a partnership firm and its partners Shaileshbhai Khodabhai Ramani etc in favour of Sobhanaben Hareshkumar Savaliya.
4. True copy of Board resolution of Real Procon Pvt. Ltd., dated 14/09/2010.
5. Photo copy of regd. AOP deed No.1912 dated 23/5/2013.
6. Photo copy of Building use certificate.
7. True copy of commandment certificate dated 2/12/2010.
8. True copy of construction permission dated 20/11/2010 bearing no.ruda/tec/dev/metoda/376/10/4371.
9. True copy of approved building plan.
10. Photo copy of memorandum and article of association of Real Procon Pvt. Ltd.
11. True copy of Regd. sale deed no.181 dt.22/12/2010 Executed by Ravjibhai Nagjibhai and others in favour of Real Procon Pvt. Ltd.
12. True Copy of revised lay-out plan order No. n.a. revised-plan-case-reg. no.3/10-11 dt.2/11/2010.
13. True copy of revised Lay-Out Plan permission bearing No. ruda/tec/dev/metoda/376/10/4017 dated 25/10/2010.
14. True copy of revised Lay-Out Plan.
15. True copy Copy of N.A. Order No. na/lrcs/65/case no.209/09-10 dt.1/7/2010.
16. True copy of Lay-Out Plan permission bearing No. ruda/tec/dev/metoda/376/10/2197 dated 21/05/2010.
17. True copy of Lay-Out Plan.
18. True copy of order of land amalgamation bearing No.jmn/vashi/751/10 dated 20/04/2010.
19. True copy of Regd. sale deed no.2814 dt.25/02/2010 Executed by Patel Atul Nathabhai in favour of Ravjibhai Nagjibhai and others.
20. True copy of Regd. sale deed no.2812 dt.25/02/2010 Executed by Patel Atul Nathabhai in favour of Ravjibhai Nagjibhai and others.
21. True copy of Regd. sale deed no.2811 dt.25/02/2010 Executed by Kanchanben Atulbhai in favour of Ravjibhai Nagjibhai and others.



D.S. Integrated FinSec Pvt. Ltd.

[Signature]
Director

BHUMI DEVELOPERS

[Signature]
DIPAK
H. R. Dabhoi

BHUMI DEVELOPERS

[Signature]
S. R. Savaliya
Shruti S. Savaliya

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PARTIAL

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22. True copy of Regd. sale deed no.28 dt.7/03/2003 Executed by Tulshibhai Gopalbhai Umarethiya in favour of Kanchanben Atulbhai Umarethiya.
23. True copy of Regd. sale deed no.1218 dt.27/04/1989 Executed by Ravjibhai Kadvabhai Sabhai in favour of Tulashibhai Gopalbhai Umaretiya.
24. True copy of Regd. sale deed no.1219 dt.27/04/1989 Executed by Lakhmanbhai Kadvabhai Sabhai in favour of Hirabhai Raghavbhai Umaretiya.
25. True copy of Regd. sale deed no.1220 dt.27/04/1989 Executed by Shamjibhai Kadvabhai Sabhai in favour of Atul Nathabhai Umaretiya.
26. True copy of Village form No.8-A,7/12.
27. True copy of Village form No.6 Entry No. 4229, 3962, 3735, 3542, 3541, 3540, 1836, 1780, 1140, 892, 790, 791,285, 265, 789,260,148, 2,4302.
28. True copy of Tippan.

SCHEDULE B-1

(Description of the property mortgaged and covered by the title deeds described in Schedule A-1)



All that piece and parcel of land and building at revenue survey no.23 paiki, Plot No .55 & 56, Total Land Sq. Mtr. 378-31, village - Mavdi, Sub-District and District - Rajkot with all the buildings and structures thereon, fixtures, fittings and fastened to anything attached to the earth, both present and future and bounded as follow (Detail of building construction more particularly described in annexure-1).

NORTH	-	24-00 mtr. Wide Road.
SOUTH	-	7-50 mtr. Wide Road.
EAST	-	Plot No.54.
WEST	-	7-50 mtr. wide Road

SCHEDULE B-2

(Description of the property mortgaged and covered by the title deeds described in Schedule A-2)

admeasuring total built up area 64-93 of Residential Flat No.1204, On 12th floor of Tower "F" of Real Heights, Constructed on and with undivided share in land of single unit plot no.1 (including common plot right) of revenue survey no.59 paiki 1 of village - Metoda of Sub district Lodhika of District Rajkot

D.S Integrated FinSec Pvt. Ltd.

[Signature]
Director

6 FEB 2019

BHUMI DEVELOPERS

[Signature]
Dilip
K.R. Dabgar

BHUMI DEVELOPERS

[Signature]
S.H. Samal
Shri. S. K. Samal
- श्री. सी. एन. एम. -

S.H. Samal

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NORTH - Parking.
 SOUTH - Passage, than after flat no.1201.
 EAST - Parking.
 WEST - passage, steps than after flat no.1203.

Annexure-1

Sr. No.	Floor	Office/Shop No.	Carpet Area(Sq.Ft.)
1	Ground Floor	1	367
2	Ground Floor	2	367
3	Ground Floor	3	316
4	First Floor	1	2276
5	Second Floor	1	2276
6	Third Floor	1	239
7	Third Floor	2	207
8	Third Floor	3	261
9	Third Floor	4	157
10	Third Floor	5	140
11	Third Floor	6	145
12	Third Floor	7	167
13	Third Floor	8	160
14	Third Floor	9	153
15	Fourth Floor	1	239
16	Fourth Floor	2	207
17	Fourth Floor	3	261
18	Fourth Floor	4	157
19	Fourth Floor	5	140
20	Fourth Floor	6	145
21	Fourth Floor	7	167
22	Fourth Floor	8	160
23	Fourth Floor	9	153
24	Fifth Floor	1	915



Survey No. 145

BHUMI DEVELOPERS

[Signature]

[Signature]

K.R. Dabgar

S.H. Sawant

Member J.L.

शेखर डी. धर्मा

D.S. Integrated FinSec Pvt. Ltd.

[Signature]
Director

PARTNER

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IN WITNESS whereof, I in above name have affixed my signature on the 6th day of February, 2019.

WITNESSES

1. [Signature]

2. [Signature]

MORTGAGOR/BORROWER:

BHUMI DEVELOPERS

1. [Signature]

BHUMI DEVELOPERS

2. [Signature]

BHUMI DEVELOPERS

3. [Signature]

BHUMI DEVELOPERS

4. [Signature]

BHUMI DEVELOPERS

5. [Signature]

BHUMI DEVELOPERS

6. [Signature]

7. [Signature]

D.S. Integrated FinSec. Pvt. Ltd.
Director



6 FEB 2019

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BHUMI DEVELOPERS

12/20/16

PARTNER

Shaileshbhai Khodabhai Ramani
partners of Bhumi Developers.

BHUMI DEVELOPERS

शीतेश डी. धोले

PARTNER

Riteshbhai Dineshbhai Dhinora
partners of Bhumi Developers

BHUMI DEVELOPERS

RD

PARTNER

Hareshbhai Babubhai Savaliya
partners of Bhumi Developers

BHUMI DEVELOPERS

S.H. Savaliya

PARTNER

Sobhanaben Hareshbhai Savaliya
partners of Bhumi Developers

BHUMI DEVELOPERS

K.R. Dobariya

PARTNER

Krunal Ratilal Dobariya
partners of Bhumi Developers

BHUMI DEVELOPERS

DR

PARTNER

Dipakbhai Babubhai Thumar
partners of Bhumi Developers

S.H. Savaliya

Sobhanaben Hareshbhai Savaliya



K.R. Dobariya

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અનુક્રમ નંબર ૭૬૩ સને ૨૦૧૯
 ના ફેબ્રુઆરી માસની ૬ મી તારીખે
 ૧૫ થી ૧૬ વાગ્યાની વચ્ચે રાજકોટ - ૬ - મવડી
 સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યાં.



SHUMI DEVELOPERS

HDS

હરેશભાઈ બાબુભાઈ સાવલીયા તે. બુમી ડેવલપર્સના નામથી
 ચાલતી ભાગીદારી પેઢીના ભાગીદાર

પહોંચ નંબર: ૨૦૧૯૩૨૬૦૦૧૪૬૪

ફીપહોંચી છે તે

૩. પૈસા

રજીસ્ટ્રેશન ફી

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નકલ કરવા ની ફી સાઈડ / ફોલીયો (14) : ૧૪૦

ટપાલ ખર્ચ

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અન્ય ફી

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કુલ એકંદરે રૂ.

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(S T Kordiya)

સબ રજીસ્ટ્રાર

રાજકોટ - ૬ - મવડી

(S T Kordiya)

સબ રજીસ્ટ્રાર

રાજકોટ - ૬ - મવડી



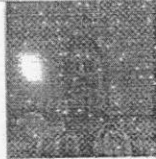
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અનુ. નંબર	પક્ષકારનું નામ અને સરનામું	ઉંમર	ફોટોગ્રાફ	ડા.હા.અં.ની છાપ	સહી
આપનાર					
૧.૦૦૦	શિલ્પભાઈ ખોડાભાઈ રામાણીતે. ભુમી ઉવલોપર્સના નામથી ચાલતી ભાગીદારી પેઢીના ભાગીદાર. ભાગીદારી પેઢીનું સરનામું-502-ફિક્ષ ફ્લોર, રાજપથ પોર્ટ, આસ્થા રેસી ના જેઈટની બાજુમાં, 150 ફુટ રીંગ રોડ, રાજકોટ MO-9824747237	૪૬			BHUMI DEVELOPERS Shilpa Bhai PARTNER
૨.૦૦૦	શિલ્પભાઈ દીનેશભાઈ ધીનોરા તે. ભુમી ઉવલોપર્સના નામથી ચાલતી ભાગીદારી પેઢીના ભાગીદાર. ભાગીદારી પેઢીનું સરનામું-502-ફિક્ષ ફ્લોર, રાજપથ પોર્ટ, આસ્થા રેસી ના જેઈટની બાજુમાં, 150 ફુટ રીંગ રોડ, રાજકોટ MO-9824747237	૩૮			BHUMI DEVELOPERS શિલ્પ ડી. ધીનોરા PARTNER
૩.૦૦૦	હરેશભાઈ બાબુભાઈ સાવલીયા તે. ભુમી ઉવલોપર્સના નામથી ચાલતી ભાગીદારી પેઢીના ભાગીદાર. ભાગીદારી પેઢીનું સરનામું-502-ફિક્ષ ફ્લોર, રાજપથ પોર્ટ, આસ્થા રેસી ના જેઈટની બાજુમાં, 150 ફુટ રીંગ રોડ, રાજકોટ MO-9824747237	૪૧			BHUMI DEVELOPERS H. Sawliya PARTNER
૪.૦૦૦	શોભનાબેન હરેશભાઈ સાવલીયા તે. ભુમી ઉવલોપર્સના નામથી ચાલતી ભાગીદારી પેઢીના ભાગીદાર. ભાગીદારી પેઢીનું સરનામું-502-ફિક્ષ ફ્લોર, રાજપથ પોર્ટ, આસ્થા રેસી ના જેઈટની બાજુમાં, 150 ફુટ રીંગ રોડ, રાજકોટ MO-9824747237	૪૨			BHUMI DEVELOPERS S.H. Sawliya PARTNER
૫.૦૦૦	ફૂલાવ શીલાલ ડોબરીયા તે. ભુમી ઉવલોપર્સના નામથી ચાલતી ભાગીદારી પેઢીના ભાગીદાર. ભાગીદારી પેઢીનું સરનામું-502-ફિક્ષ ફ્લોર, રાજપથ પોર્ટ, આસ્થા રેસી ના જેઈટની બાજુમાં, 150 ફુટ રીંગ રોડ, રાજકોટ MO-9824747237	૨૮			BHUMI DEVELOPERS K.R. Dobariya PARTNER
૬.૦૦૦	દિપકભાઈ બાબુભાઈ હુમરતે. ભુમી ઉવલોપર્સના નામથી ચાલતી ભાગીદારી પેઢીના ભાગીદાર. ભાગીદારી પેઢીનું સરનામું-502-ફિક્ષ ફ્લોર, રાજપથ પોર્ટ, આસ્થા રેસી ના જેઈટની બાજુમાં, 150 ફુટ રીંગ રોડ, રાજકોટ MO-9824747237	૨૬			BHUMI DEVELOPERS Dipak PARTNER
૭.૦૦૦	શોભનાબેન હરેશભાઈ સાવલીયા અર્પીત, તંત્રી પાર્ક, શેરી નં. 1, એરટ્રોન સોસા મેઈન રોડ, રાજકોટ.	૪૨			S.H. Sawliya

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
લખી આપ્યાનું કબુલ કરે છે.

RKT/6/MVD

763

13/14

2019

06/02/2019 3:55:14 pm Version 1.1.2018.7

૧ ભાવિક ટી ઓળવીયા (એડ)
જીવનદીપ કોમ્પ. 80 ફુટ રોડ, રાજકોટ.



જેમને સબ-રજિસ્ટ્રાર ઓળખે છે, તેઓ કહે છે કે સદરહું લખી
આપનારને તેઓ જાતે ઓળખે છે. અને તેમની ઓળખાણ આપે
છે.

૧.

[Signature]

તારીખે ૬ માહે ફેબ્રુઆરી -૨૦૧૯

[Signature]

ST Kordiya
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી



આ સાથે લેનાર, આપનાર તથા ઓળખાણ આપનારના ઓળખ
અંગેના પ્રમાણીત પુરાવા રજુ કરેલ છે.

તારીખ : 06/02/2019

[Signature]

(ST Kordiya)
સબ રજીસ્ટ્રાર
રાજકોટ - 6 - મવડી

RKT/6/MVD		
763	14	14
2019		

06/02/2019 4:12:22 pm Version 1.1.2018.7

૧ નંબરની બુકના ૭૬૩ નંબરે નોંધ્યો છે.
તારીખ : ૦૬/૦૨/૨૦૧૯


S. F. Kordiya
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી



રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૧૭૩૨૭૦૦૧૪૬૪ દસ્તાવેજ નંબર ૭૬૭ દસ્તાવેજ વર્ષ ૨૦૧૯
તારીખ ૬ માઈ ૬ બુધવાર સને ૨૦૧૯

દસ્તાવેજનો પ્રકાર: કુકપત્રો અન્વયેત મુકવા (ગણ મહિના પછી પરત) અવેજ ૬૦૦૦૦૦૦.૦૦
રજુ કરનારનું નામ: હરેશભાઈ બાબુભાઈ સાવલીયા તે, ભૂમી કેવલોપરેના નામથી ચાલતી ભાગીદારી પેટીના ભાગીદાર
નીચે પ્રમાણે ફી પહોંચી રૂ. પેસા

રજીસ્ટ્રેશન ફી..... ૫૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીઓ..... ૧૪૦.૦૦
સેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ..... ૫૦.૦૦
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭)..... ૭૦.૦૦
શોધ અગર તપાસફી.....
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી.....



કુલ એકંદરે રૂ. ૫૨૬૦૦.૦૦

અંકે રૂપીયા પાંચ હજાર બે સો સાઈઠ પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.
નકલો કચેરીમાં આપવામાં આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

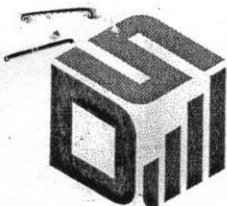
ભાગીદારી પેટીનું સરનામું-502-ફિરુજ હવાઈ, રાજ્યપથ પોર્ટ, આસ્થા રેસી ના ગેઈટની બાજુમાં, 150 ફૂટ ચી-૧ રોડ, રાજકોટ MO-9824747237

SHUMI DEVELOPERS

અગર ને આપશો
રજુ કરનારની સહી

PARTNER

S. F. Kordiya
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવડી

**DS**™Integrated FinSec Pvt. Ltd.
Financing For Your Bright Future

RBI APPROVED NBFC

📍 "Arihant", Opp. Andh Mahila Vikas Gruh,
Dhebar Road, Rajkot(GUJARAT) - 360 002.
☎ (0281) 2370777 ☎ 96246 32943
✉ info@dsifpl.com 🌐 www.dsfinance.co.in
(CIN : U67120GJ1996PTC030222)

001787

SANCTION LETTER

Date : 31/01/2019

Sanction No :	001010002069
Borrower :	Bhumi Developers
Authorized Signatory :	Hareshkumar Babubhai Savaliya
Co-Borrower :	Shaileshbhai Khodabhai Ramani
Co-Borrower 2 :	Hareshkumar Babubhai Savaliya
Co-Borrower 3 :	Shobhnaben Hareshbhai Savaliya
Co-Borrower 4 :	Dipakbhai Babubhai Thumar
Co-Borrower 5 :	Ritesh Dineshbhai Dhinora
Co-Borrower 6 :	Kunal Ratilal Dobaria
Borrower Address :	Rajpath Point, Office No. 502, Fifth Floor, Near Tapovan Scho Ambedkar Chowk, Near Ashtha Residency, 150 Feet Ring Road Gujarat Rajkot 360004

We are pleased to inform you that we DS Integrated FinSec Private Limited approved your Loan Application as per conditions mentioned herein.

1.	Type of Loan	LAP
2.	Total Amount Sanctioned	Rs. 9000000.00 (Rupees Eighty Lakh Only)
3.	Purpose of Loan	BUSINESS PURPOSE
4.	Loan Scheme	MJR
5.	Terms of Loan	
	(a) Loan Amount	Rs. 8000000.00
	(b) Rate of Interest	11.50% (Flat)
	(c) Tenure of Loan	24 (Months)
	(d) Equated Monthly Installment(EMI)	Rs. 410000.00
	(e) Number of EMIs	24
	(f) Date of EMI	10 th of Every Month
	(g) Mode of Disbursement	Cheque/RTGS/NEFT
	(h) Mode of Repayment	NACH/CC/ Cheque/Cash
	(i) Processing Fees	Rs. 141600.00 /-(Inclusive of GST) ✓
	(j) Application Charges(Non Refundable)	✓ Rs. 23600.00 /-(Inclusive of GST)
	(k) Agreement Charges	Rs. 5900.00 /-(Inclusive of GST) ✓
	(l) CERSAI Charges	Rs. 2360.00 /-(Inclusive of GST) ✓
	(m) Insurance Premium (if Applicable)	Rs. 42000.00 / (Inclusive of GST)
6.	Fees on Prepayment	If loan is prepaid any time prepayment Interest will be 5.00% of the outstanding Loan Amount. If loan is prepaid at any time by BT (Bank Transfer) Prepayment Interest will be 7.00% of the outstanding loan Amount.
7.	Security	Commercial Unit through Registered Mortgage situated at : Plot No 55 and 56, R.S. 23 Paldi Madhuvan, UNIQUE PLAZA, 80 Feet Main Road, Pal Road, Opposite Radhika Palace, Near Punit Nagar, 150 Feet Ring Road (Punit Nagar BRTS) Rajkot 360004, Owned By Bhumi Developers Residential Flat through Registered Mortgage situated at : Flat No.1204, Twelveth Floor(Wing-F), Real Heights, Opposite Metoda G.I.D.C. (3rd Gate), Kalawad Road, At: Metoda, Taluka: Lodhika, District : Rajkot , Owned By Shobhanaben Hareshkumar Savaliya
BHUMI DEVELOPERS		30 days from date of Issuance

HS Savaliya
PARTNER

HS Savaliya
Authorized Signatory

DIPAK

શતેષ ડી. ધાવોરી

H.R.D

9. Stamp Charges (if Applicable)

As per actuals

Stamp duty on the loan agreement and registered mortgage shall be borne by the borrower

Terms and Conditions of the Proposed Loan subject to Legal and other Internal Approvals.

Subject to conditions

SINo	Details
1	Compliance as per Term Sheet Attached

Conditions:

As per your request, this credit facility is being offered to you subject to the following conditions:

1. The rate of Interest mentioned above will be fixed during the tenure of this facility.
 2. Pre EMI interest (Pre-EMI) at the rate at which the EMI has been calculated, shall be charged as aforesaid from the date of disbursement to the date of commencement of EMI in respect of the Loan.
 3. Please submit PDCs as applicable
 4. Please provide ECS mandate /NACH/Cheques duly signed by you authorizing DSIFPI to debit your account with the amount of the EMI for repayment of Loan.
 5. Disbursement of the Loan will be subject to submission of all the Pre Sanction and Post Sanction Documents. Further, disbursement of the Loan shall also be subject to satisfactory verification in terms of DSIFPI's Policies and fulfillment of all KYC norms as well as the conditions precedent as may be set out in the Loan Agreement.
 6. Following will be schedule of charges:*
- a) Issue of Duplicate Statement of Account: Rs.300/-Per statement
 - b) Issue of Duplicate Repayment of Schedule: Rs.500/-Per statement.
 - c) Cheque/ECS or NACH swap Charges: Rs.500/-Per Swap
 - d) Cheque/ECS or NACH Bounce Charges: Rs.500/-Per Bounce
 - e) Increased Interest in case of Default : If Interest and/or principal installments due are defaulted / delayed, penal interest @ 36% p.a., compounded monthly, for defaulted / delayed period on the interest / Installments due (calculated from due date till date of payment) will become payable.

For detailed and updated charges please visit our website www.dsfinance.co.in

All indirect taxes, duties and levies, including but not limited to interest tax, GST 18%, etc levied under the applicable laws as may be amended from time to time would be additionally charged.

The letter shall be an integral part of the loan agreement and other documents to be executed by yourselves, and shall be governed by the terms and conditions as contained in the loan agreement. Repayment is by EMI (Equated Monthly Installments) which comprises the principle and interest calculated on the basis at the rate applicable.

DSIFPI reserves the rights to withdraw and /or amend any of the terms and conditions hereof (including to reduce or cancel the loan) at its sole discretion, in the event of any changes in circumstances & subject to legal and title clearance offered.

Kindly confirm your acceptance of the aforesaid terms and condition by signing on all the pages of this sanction letter and returning the same to us.

We value your relationship with us and assure you of the best services always.

For DSIFPI Integrated Finance Pvt.Ltd.

Authorized Signatory

BHUMI DEVELOPERS

I/we have received, read and accepted the terms and conditions of this Sanction Letter. (All applicants and co Applicants to sign below)

1. Borrower : Bhumi Developers : [Signature]
2. Co-Borrower : Shaileshbhai Khodabhai Ramani : [Signature]
3. Co-Borrower 2 : Hareshkumar Babubhai Savaliya : [Signature]
4. Co-Borrower 3 : Shobhnaben Hareshbhai Savaliya : [Signature]
5. Co-Borrower 4 : Dipakbhai Babubhai Thumar : [Signature]
6. Co-Borrower 5 : Ritesh Dineshbhai Dhinora : [Signature]
7. Co-Borrower 6 : Kunal Ratilal Dobaria : [Signature]

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✉ info@dsifpl.com 🌐 www.dsfinance.co.in
(CIN : U67120GJ1996PTC030222)

WELCOME LETTER**001823****DATE: 31/01/2019**

To,
M/s. Bhumi Developers
Rajpath Point, Office No. 502, Fifth Floor, Near Tajwan Scho
Ambedkar Chowk, Near Ashtha Residency, 150 Feet Ring Road
Gujarat Rajkot 360004
Mobile No:- 9824247237

Loan Account No: 001010002069**Customer ID:** 0010001039

Dear Sir/Madam,

WELCOME TO D S INTEGRATED FINSEC PRIVATE LIMITED

We thank you for choosing us to serve your financial needs. D S Integrated FinSec Private Limited is committed to providing products and services of the highest standards. We would like to assure you that we will strive our best to meet your financial needs.

Loan Amount (Rs.):	8000000.00
Tenure (Months):	24
EMI (Rs.):	410000.00
EMI Start Date:	10/03/2019
ROI (% Per Annum):	11.5000
Disbursement Date:	31/01/2019

We request you to quote the loan account number in all future correspondence with us.

As you are aware, we will present your monthly installment (EMI) Cheque/SI/ECS on the 10th of every month. Please ensure that your bank account is adequately funded. This will avoid levy of additional charges for non-receipt of payment. If you have missed any EMI and making payments to any of our representative or making payments towards closure and other charges of your loan either to our representative or at the branch offices, please ensure that you collect a receipt for your payments with D S Integrated FinSec Private Limited hologram on it. Any receipt without the hologram is invalid.

We value your relationship and assure you of best services always.

In case you have any queries, please feel free to contact us through any of the below channels. We shall be glad to be of assistance to you.



Your Sincerely,

D S INTEGRATED FINSEC PRIVATE LIMITED**Registered Office:** D S INTEGRATED FINSEC PRIVATE LIMITED

"Arihant", Shramjivi Society, Opp. Andh Mahila Vikas Gruh, Dhebar Road, Rajkot (Guj.), India-360002.

Contact: 0281-2367682 | +91-96246 32943 Email: info@dsifpl.com

Print Date : February 13, 2019

REPAYMENT SCHEDULE

Loan Code - Party Name : 001010002069 - Bhumi Developers
Authorized Signatory: Hareshkumar Babubhai Savaliya
Co Applicant : Shaileshbhai Khodabhai Ramani
Co Applicant : 2 Hareshkumar Babubhai Savaliya
Co Applicant : 3 Shobhnaben Hareshbhai Savaliya
Co Applicant : 4 Dipakbhai Babubhai Thumar
Co Applicant : 5 Ritesh Dineshbhai Dhinora
Co Applicant : 6 Kunal Ratilal Dobaria
Loan Type : LAP
Loan Amount : 8000000.00
Loan Tenure (Total Months) : 24
Rate Of Interest (%) : 11.5000
Total Installments : 24
Frequency Of EMI : Monthly

Sanction Date : 31/01/2019
Loan Renew Date :
EMI Amount : 410000.00
Total Interest Amount : 1839995.00
Total Payable Amount : 9839995.00

Rupces Ninety-Eight Lakh Thirty-Nine Thousand Nine Hundred Ninety-Five Only

EMI No.	Principal	Interest	E.M.I	Balance	EMI Date
1	✓ 271843	138157	410000	7728157	✓ 10/03/2019
2	✓ 276537	133463	410000	7451620	✓ 10/04/2019
3	✓ 281313	128687	410000	7170307	✓ 10/05/2019
4	✓ 286171	123829	410000	6884136	10/06/2019
5	291113	118887	410000	6593023	10/07/2019
6	296141	113859	410000	6296882	10/08/2019
7	301255	108745	410000	5995627	10/09/2019
8	306458	103542	410000	5689169	10/10/2019
9	311750	98250	410000	5377419	10/11/2019
10	317134	92866	410000	5060285	10/12/2019
11	322611	87389	410000	4737674	10/01/2020
12	328182	81818	410000	4409492	10/02/2020
13	333850	76150	410000	4075642	10/03/2020
14	339615	70385	410000	3736027	10/04/2020
15	345480	64520	410000	3390547	10/05/2020
16	351446	58554	410000	3039101	10/06/2020
17	357516	52484	410000	2681585	10/07/2020
18	363690	46310	410000	2317895	10/08/2020
19	369971	40029	410000	1947924	10/09/2020
20	376360	33640	410000	1571564	10/10/2020
21	382860	27140	410000	1188704	10/11/2020
22	389471	20529	410000	799233	10/12/2020
23	396198	13902	410000	403035	10/01/2021
24	403035	6960	409995	0	10/02/2021

BHUMI DEVELOPERS


Authorised Signatory **PARTNER**
(Lender)

Borrower(s)


HARESH KUMAR BABUBHAI SAVALIYA
SHOBHABEN HARESHBHAI SAVALIYA
DIPAKBHAI BABUBHAI THUMAR
SHREYAS D. DHINORA
K. R. DOBARIA



BHUMI DEVELOPERS

502- RAJPATH POINT, Nr. ASTHA RESIDENCY GATE, 150 FEET RING ROAD, MAVDI PLOT, RAJKOT-360004.

DATED 22/09 2019

TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.

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

WE THE PARTNERS OF **M/s BHUMI DEVELOPERS** DO HEREBY APPOINT **SHRI HARESH SAVALIYA** AS THE
AUTHORISED SIGNATORY AND **SHRI HARESH SAVALIYA** AS THE PROJECT HEAD FOR THE PROJECT
UNIQUE PLAZA.

FOR **M/s BHUMI DEVELOPERS**
PARTNERS

1. Ayashwari S.G.

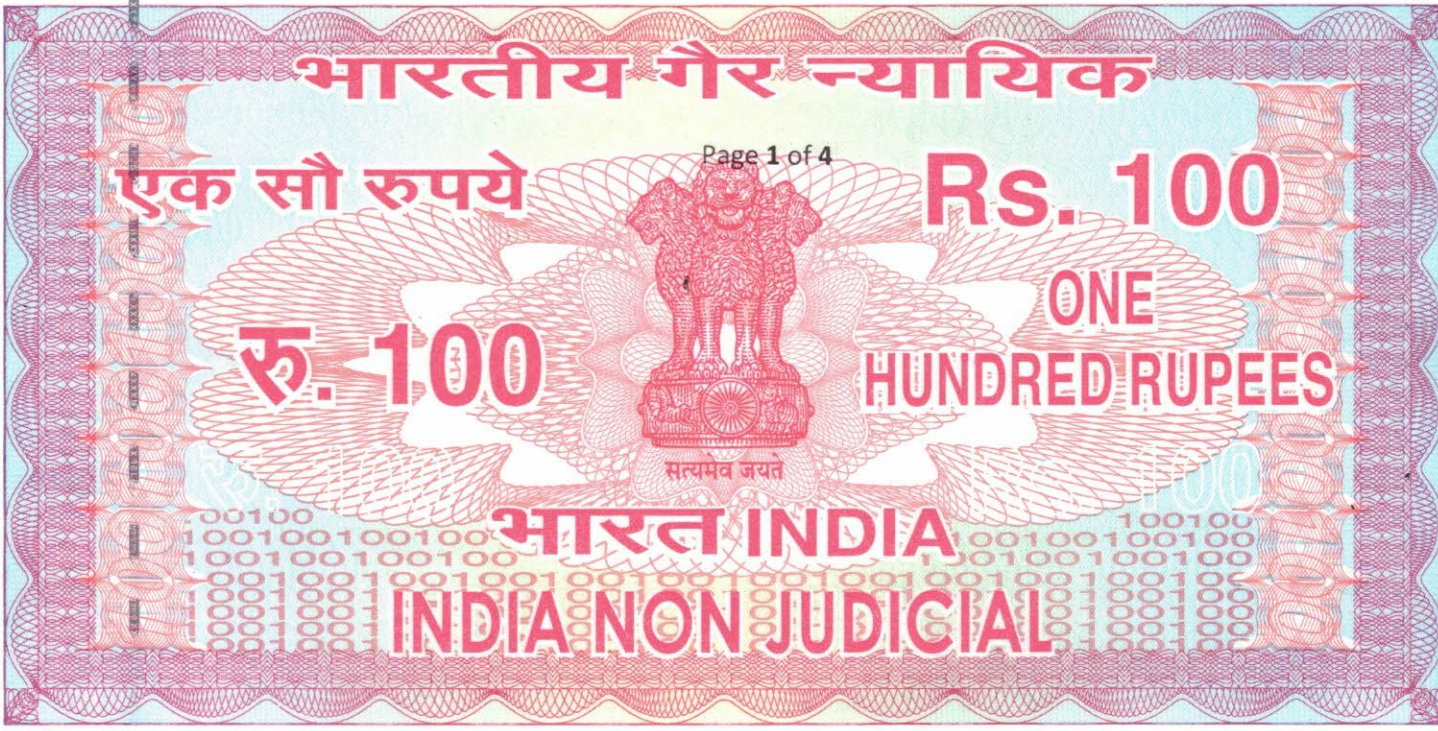
2. શ્રીમતી શ્રી. સર્વજીતી

3. H. S. Savaliya

4. S. H. Savaliya

5. K.R. Dobariya

6. Dipak



ગુજરાત ગુજરાત GUJARAT

BW 220274



શ્રી.એકસોના સ્ટેમ્પ પેપર નં.૮૧૦૬
ખરીદનાર રાજકોટ ના રહીશ ૧ થી ૧૨
રૂપીત ડી.પટેલ એડવોકેટ
સ્થા. જગદીશ પરમાર તા.૮-૮-૨૦૧૮

(સચિન નર્ગીનભાઈ અનડકટ)
સ્ટેમ્પ વેન્ડર, લા.નં.૬૩/૦૫
સીવીલ કોર્ટ કમ્પાઉન્ડ, વિભાગ નં.૩
રાજકોટ.

AFFIDAVIT CUM DECLARATION

Affidavit Cum declaration of **Mr. HARESH B SAVALIYA** authorized Signatory of the
UNIQUE PLAZA Situated at **80 FEET ROAD, MAVDI, NEAR 150 FEET RING**
ROAD, RAJKOT



BW 220270

શ્રી. એકસોના સ્ટેમ્પ પેપર નં. ૮૧૦૬
ખરીદનાર રાજકોટ ના રહીશ ૧ થી ૧૨
રૂપીત ડી. પટેલ એડવોકેટ
હસ્તે જગદીશ પરમાર તા. ૮-૮-૨૦૧૮

(સચિન નર્સીનભાઈ અનડકટ)
સ્ટેમ્પ વેન્ડર, લા. નં. ૬૩/૦૫
સીવીલ કોર્ટ કમ્પાઉન્ડ, વિભાગ નં. ૩
રાજકોટ.

I, Mr. HARESH B SAVALIYA, authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under.



Page 3 of 4

ગુજરાત GUJARAT

BW 220271

શ્રી.એકસોના સ્ટેમ્પ પેપર નં.૯૧૦૬
ખરીદનાર રાજકોટ ના રહીશ ૧ થી ૧૨
રૂપિત ડી.પટેલ એડવોકેટ
હસ્તે જગદીશ પરમાર તા.૯-૮-૨૦૧૮

(સચિન નગીનભાઈ અનંડકટ)
સ્ટેમ્પ વેન્ડર, લા.નં.૬૩/૦૫
સીવીલ કોર્ટ કમ્પાઉન્ડ, વિભાગ નં.૩
રાજકોટ.

I / we 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 hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR-2017.

I/we further undertake that I/we 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 thereafter, for their record.

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

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

Rajkot

Date: 19/08/2019



[Handwritten signature]

Deponent

*Identified by
K. Patel
(R.D. Patel)
Adv*



Signed before me by 11/08/2019 who is
Savaliya
Identified by Shri R.D. Patel Adv
Advocate who is personally known to
me on this 17 day of Aug 2019

Page No. 607 P. L. JOTANGIA
Serial No. 20007 NOTARY
Receipt No. 20007
Date 17/8/19

