



IN-GJ23101911909334V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.

IN-GJ23101911909334V

Certificate Issued Date

12-Aug-2023 04:33 PM

Account Reference

IMPACC (AC)/ gj13303811/ JUNAGADH/ GJ-JU

Unique Doc. Reference

SUBIN-GJGJ1330381171415308296355V

Purchased by

DEVANG PANDYA

Description of Document

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

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

ISHAN INFRASTRUCTURE

Second Party

Not Applicable

Stamp Duty Paid By

ISHAN INFRASTRUCTURE

Stamp Duty Amount(Rs.)

300

(Three Hundred only)

Serial No.....850

Book No.....01

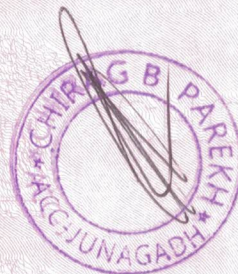
Page No.....127

Receipt No.....850

Date 12 AUG 2023



12 AUG 2023



IE 0003606753

300 92341-101291

FORM 'B'

[Seerule3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

AFFIDAVIT CUM DECLARATION

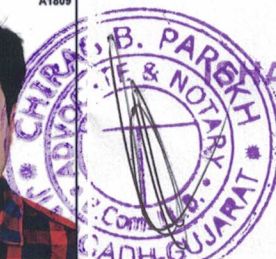
 12 AUG 2023
AFFIDAVIT CUM DECLARATION of **Mr. DHAVAL PRABHUDAS TRAMBADIA** promoter of the proposed project/ duly authorized by the promoter **ISHAN INFRASTRUCTURE** of the proposed project **KALP UPVAN RESIDENCY**, vide its/his/their authorization dated 11th August, 2023.

I, **DHAVAL PRABHUDAS TRAMBADIA** promoter of the proposed project/ duly authorized by the promoter **ISHAN INFRASTRUCTURE**, of the proposed project **KALP UPVAN RESIDENCY**, do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed
2. The said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.
4. That seventy percent of the amounts realized 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 accounts 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 utilized 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.

That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



VERIFICATION


Deponent
PARTNER

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

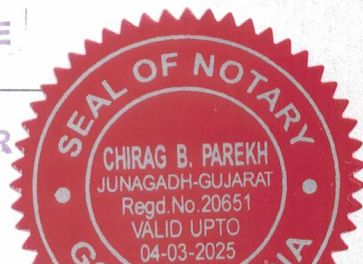
Verify by me at _____ on this _____ day of _____, 2023

12 AUG 2023

Solemnly Affirmed in
Presence of witness

ISHAN INFRASTRUCTURE


Deponent
PARTNER



ISHAN INFRASTRUCTURE

VIJAY FERTILIZER AND CHEMICAL, NATH COMPLEX, TAPOVAN PARK, ZANZARDA BY PASS
CHOKADI, JUNAGADH, GUJARAT, 362001

AUTHORISATION LETTER TO APPOINT MR. DHAVAL PRABHUDAS TRAMBADIA FOR RERA REGISTRATION OF REAL ESTATE PROJECT "KALP UPVAN RESIDENCY" BEING DEVELOPED BY THE FIRM AND MATTERS INCIDENTAL THERETO

RESOLVED THAT MR. DHAVAL PRABHUDAS TRAMBADIA (Partner) be and is hereby appointed as Authorized representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the firm in connection with registration of its real estate project "**KALP UPVAN RESIDENCY**" with Gujarat Real Estate Regulatory Authority and matters incidental thereto. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

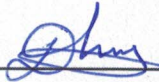
Certified to be true

For **ISHAN INFRASTRUCTURE**

Date: 11th August, 2023

Partners

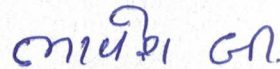
DHAVAL JENTIBHAI DHORAJIYA



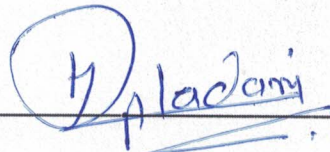
DHAVAL PRABHUDAS TRAMBADIA



BHAVEHSBHAI BABUBHAI GHODASARA



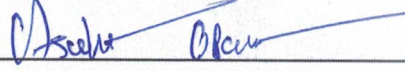
HIREN PRAVINBHAI LADANI



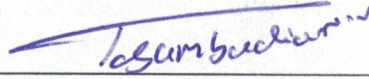
ISHAN INFRASTRUCTURE

VIJAY FERTILIZER AND CHEMICAL, NATH COMPLEX, TAPOVAN PARK, ZANZARDA BY PASS
CHOKADI, JUNAGADH, GUJARAT, 362001

ASHISH ICCHASHANKER UPADHYAY



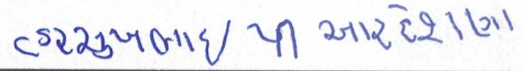
NIKKIKUMAR VINODRAI TRAMBADIA



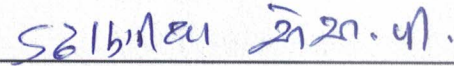
VINAS NITINBHAI HADVANI



HARSUKHBHAI PANCHANBHAI ARDESHANA



SUMIT VITTHALBHAI DADHANIYA





IN-GJ22996065261520V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

Serial No. 849
Book No. 01
Page No. 127
Receipt No. 849
Date. 12 AUG 2023

Certificate No. : IN-GJ22996065261520V

Certificate Issued Date : 12-Aug-2023 12:37 PM

Account Reference : IMPACC (AC)/ gj13303811/ JUNAGADH/ GJ-JU

Unique Doc. Reference : SUBIN-GJGJ1330381171209081519607V

Purchased by : DEVANG PANDYA

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

Description : AFFIDAVIT CUM DECLARATION

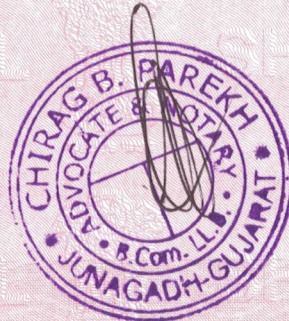
Consideration Price (Rs.) : 0
(Zero)

First Party : ISHAN INFRASTRUCTURE

Second Party : Not Applicable

Stamp Duty Paid By : ISHAN INFRASTRUCTURE

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



12 AUG 2023

IE 0003606752



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of **Mr. DHAVAL PRABHUDAS TRAMBADIA** authorized signatory of **ISHAN INFRASTRUCTURE** for the project **KALP UPVAN RESIDENCY**, situated at Chobari road, Behind Vinayak Heights, Junagadh.

I, **DHAVAL PRABHUDAS TRAMBADIA** as authorized signatory of proposed project **KALP UPVAN RESIDENCY**, duly authorized by the promoter of the project, do hereby solemnly declare, undertake and state as under:

12 AUG 2023

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. 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.

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

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



ISHAN INFRASTRUCTURE

PARTNER
Deponents



12 AUG 2023

12 AUG 2023

Solemnly Affirmed in
Presence of witness

(CHIRAG B. PAREKH)
NOTARY
GOVT. OF INDIA
JUNAGADH-GUJARAT

