

AUTHORIZATION LETTER

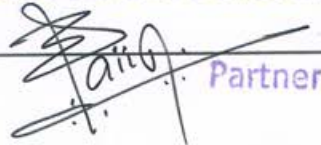
This is to Notify to whom so ever it may concern that we partners of M/s Space Aurous Buildcon, A partnership firm having its office 149 Iscon Emporio, B/h Star Bazar, Satellite Ahmedabad, 380015 and its PAN: AEEFS7947G do hereby with this letter Authorize Rajeshkumar Manubhai soni, partner of Space Aurous Buildcon to sign, re-present, Act as an Authorized Signatory in RERA and RERA Related matters.

We also Give Authority to him to as Project Head in the said project "Saibaba Heights" situated at CENTRAL JAIL ROAD, KESHAV NAGAR, SUBHASBRIDGE, AHMEDABAD admeasuring 1089, Moje – Wadaj ,Tal – Sabarmati ,Dist- Ahmedabad.

Partners other than Rajeshkumar Manubhai soni

For, Space Aurous Buildcon

1. BIMALKUMAR GAJJAR :


Partner

I Rajeshkumar Manubhai soni accept as above & give my full consent to above & sing below:

For, Space Aurous Buildcon


Partner



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

S.R. NO. 88410/2021

Manisha R. Patel

Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

28 MAY 2021

Certificate No. : IN-GJ52674346836917T

Certificate Issued Date : 28-May-2021 12:03 PM

Account Reference : IMPACC (AC)/ gj13191211/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1319121141183294745642T

Purchased by : RAJESHKUMAR MANUBHAI SONI

Description of Document : Article 18 Certificate or Other Document

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : RAJESHKUMAR MANUBHAI SONI

Second Party : Not Applicable

Stamp Duty Paid By : RAJESHKUMAR MANUBHAI SONI

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



0000988959

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shcllstamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of 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 Mr Rajeshkumar Manubhai soni promoter /duly authorized by the promoter of M/S Space Aurous Buildcon (Saibaba Heights ,FP 674 ,SUR No 546+547/3 , TPS 28(Vadaj Final Sanctioned) ,Plot Area 1089 ,Moje – Wadaj ,Tal – Sabarmati ,Dist- Ahmedabad), vide his authorization dated 07/04/2021

I Rajeshkumar Manubhai soni promoter/duly authorized by the promoter of M/S Space Aurous Buildcon (Saibaba Heights ,FP 674 ,SUR No 546+547/3 , TPS 28(Vadaj Final Sanctioned) ,Plot Area 1089 ,Moje – Wadaj ,Tal – Sabarmati ,Dist- Ahmedabad) 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 Saibaba Heights is proposed;

And

Legally Valid Authentication of title of Such Land along with 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.
3. the time period within which the project shall be completed by me/us is 31/12/2024.
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.



Deponent

Verification

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

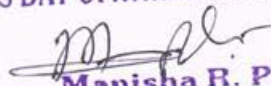
Verify by me at Ahmedabad **28 MAY 2021** on this _____ day of _____





Deponent

SOLEMNLY AFFIRMED BEFORE ME
ON THIS DAY OF 28 MAY 2021


Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

28 MAY 2021



ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 0000/00403/85151

To
રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
S/O: Soni Manubhai
4-5 Prabhav Bungalow
Near Prematirth Jodhpur Gam Road
Ahmadabad City
Manekbag
Ahmadabad City Ahmedabad
Gujarat 380015
9327008880

25/06/2014
71201457



MD712014575FH



તમારો આધાર નંબર / Your Aadhaar No. :

3154 1705 7258

મારો આધાર, મારી ઓળખ



ભારત સરકાર

Government of India



રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
જન્મ તારીખ / DOB : 30/05/1977
પુરુષ / Male



3154 1705 7258

મારો આધાર, મારી ઓળખ

[Handwritten signature]



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

S.R. NO. 883/B /2021

Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

28 MAY 2021

Certificate No. : IN-GJ52673083875229T
Certificate Issued Date : 28-May-2021 12:02 PM
Account Reference : IMPACC (AC)/ gj13191211/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1319121141191976924041T
Purchased by : RAJESHKUMAR MANUBHAI SONI
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJESHKUMAR MANUBHAI SONI
Second Party : Not Applicable
Stamp Duty Paid By : RAJESHKUMAR MANUBHAI SONI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0000988960

Statutory Alert:

1. The authenticity of the Stamp Certificate should be verified at 'www.shoestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The price of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM B-1 [GujaratRERA]

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 Rajeshkumar Manubhai soni promoter of the
proposed project/ duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated 07/04/2021

I, Rajeshkumar Manubhai soni promoter of the proposed project(Saibaba
Heights) /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 Pitambar Gandabhai
Parghee(chairman), Saxena Vasantkumar laxmanbhai (secretary) of The jivrajpark
Co,OP Housing Society . [Name of the project land owner(s)/lessor(s)] by way of
re- Development agreement registered on date 17/12/2020 at sub Registrar
office Wadaj to develop the land bearing Fp 674 And SUR No 546+547/3 of
Wadaj /Ahmedabad . Village/City (said land);

2. That Saibaba Heights / Pitambar Gandabhai Parghee(chairman), Saxena
Vasantkumar laxmanbhai (secretary) of The jivrajpark Co,OP Housing Society
[Name of the 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.



Jivrajpark



Jivrajpark

[Handwritten Signature]

3. That I/we will abide by all the conditions of the Development agreement and fulfil 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.

[Signature]

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing

material has been concealed by me therefrom. Verify by me at **28 MAY 2021** on this ____ day of

[Signature]



[Signature]

Deponent

SOLEMNLY AFFIRMED BEFORE ME
ON THIS DAY OF.....**28/5/2021**

[Signature]
Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

28 MAY 2021



ભારત સરકાર
Unique Identification Authority of India
Government of India

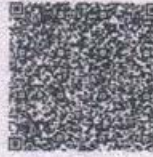
નોંધણીની ઓળખ / Enrollment No.: 0000/00403/85151

To
રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
S/O: Soni Manubhai
4-5 Prabhav Bunglow
Near Premnathirth Jodhpur Gam Road
Ahmadabad City
Manekbag
Ahmadabad City Ahmedabad
Gujarat 380015
9327008880

25/06/2014
71201457



MD712014575FH



તમારો આધાર નંબર / Your Aadhaar No. :

3154 1705 7258

મારો આધાર, મારી ઓળખ

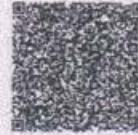


ભારત સરકાર

Government of India



રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
જન્મ તારીખ / DOB : 30/05/1977
પુરુષ / Male



3154 1705 7258

મારો આધાર, મારી ઓળખ

[Handwritten signature]



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty R. NO. 8851B/2021

Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

28 MAY 2021

Certificate No. : IN-GJ52675725435682T
Certificate Issued Date : 28-May-2021 12:04 PM
Account Reference : IMPACC (AC)/ gj13191211/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1319121141187958003645T
Purchased by : RAJESHKUMAR MANUBHAI SONI
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJESHKUMAR MANUBHAI SONI
Second Party : PITAMBAR G PARGHEE
Stamp Duty Paid By : RAJESHKUMAR MANUBHAI SONI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0000988958

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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4. In case of any discrepancy please inform the Competent Authority.



FORM B-2

[GujaratRERA]

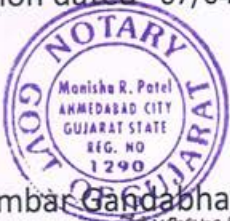
JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY

- 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

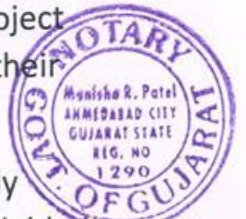
Joint Affidavit cum Declaration of,

- 1) Mr Rajeshkumar Manubhai soni promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/ their authorization dated 07/04/2021



AND

- 2) Mr Pitambar Gandabhai Parghee (chairman), Saxena Vasantkumar laxmanbhai (secretary) of The jivrajpark Co, OP Housing Society. owner/ lessor of the project land/ duly authorized by the owner/ lessor of the project land, vide its/his/their authorization dated 15/12/2020



We, 1) Rajeshkumar Manubhai soni promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) Pitambar Gandabhai Parghee (chairman), Saxena Vasantkumar laxmanbhai (secretary) of The jivrajpark Co, OP Housing Society owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into re-Development agreement, registered on date 17/12/2020 at sub Registrar office Wadaj to develop the land bearing Fp 674 And SUR No 546+547/3 of Wadaj / Ahmedabad . Village/City (said land);

[Handwritten signature]



B. That . Pitambar Gandabhai Parghee (chairman), Saxena Vasantkumar laxmanbhai (secretary) of The Jivrajpark Co, OP Housing Society [Name of the 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.

C. That, we will abide by all the conditions of the Development/ agreement and fulfil 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) _____

3) _____



SOLEMNLY AFFIRMED BEFORE
ON THIS DAY OF..... 28/5/2021

Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

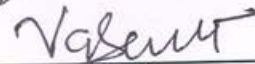
28 MAY 2021

Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at on this day of

Deponent 1) 

2) 

3) 



SOLEMNLY AFFIRMED BEFORE ME
ON THIS DAY OF.....201

Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

28 MAY 2021

ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 0000/00403/85151

To
રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
S/O: Soni Manubhai
4-5 Prabhav Bunglow
Near Prematirth Jodhpur Gam Road
Ahmadabad City
Manekbag
Ahmadabad City Ahmedabad
Gujarat 380015
9327008880

25/06/2014
71201457



MD712014575FH



તમારો આધાર નંબર / Your Aadhaar No. :

3154 1705 7258

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
જન્મ તારીખ / DOB : 30/05/1977
પુરુષ / Male



3154 1705 7258

મારો આધાર, મારી ઓળખ

Ram



ભારત સરકાર
Government of India



Download Date: 06/08/2020



સક્સેના વસંતકુમાર
Saxena Vasantkumar
જન્મ તારીખ/DOB: 01/06/1976
પુરુષ/ MALE

Issue Date: 26/07/2019

8916 9546 2281

VID : 9177 6007 2661 8246

મારો આધાર, મારી ઓળખ

Vasant

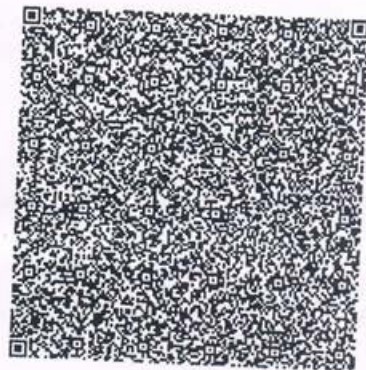


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું :
S/O: લક્ષ્મણભાઈ, સી-6, સાઈબાબા એપાર્ટમેન્ટ,
સેન્ટ્રલ જેલ રોડ, સુભાષબ્રિજ, અમદાવાદ શહેર,
અમદાવાદ,
ગુજરાત - 380027

Address:
S/O: Laxmanbhai, c-6, saibaba appartment,
central jail Road, subhashbridge, Ahmedabad
City, Ahmedabad,
Gujarat - 380027



8916 9546 2281

VID : 9177 6007 2661 8246



1947



help@uidai.gov.in



www.uidai.gov.in

Vasant



ભારત સરકાર

Government of India



પીતાંબર પારધી

Pitambar Parghee

જન્મ તારીખ / DOB : 12/08/1953

પુરુષ / Male



6713 5957 5859

મારો આધાર, મારી ઓળખ



ભારત સરકાર

Unique Identification Authority of India

સરનામું:

S/O: ગાંધી. પાલિકા કચેરા

380027

Address:

S/O: Ganda Bhai Parghee, C-3,
Sai Baba Apartment, Central Jail
Road, Subhash Bridge,
Ahmedabad City, Gandhi Ashram,
Ahmedabad, Gujarat, 380027

6713 5957 5859



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