

SR. No. 973/2023

SUSHILA RAMI
NOTARY
GOVT. OF INDIA

NUTAN NAGRIK SAHAKARI

BANK LTD.

MAHAGAR BRANCH,
AHMEDABAD - 380009

GUJ / SOS / AUTH / AV / 254 / 2009

भारत



सत्यमेव जयते
INDIA

STAMP DUTY

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Rs. ≈ 0000300 ≈

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गुजरात
SPECIAL ADHESIVE

16.2.2023

GUJARAT

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Form B

Rules 3 (4) of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

Affidavit cum Declaration



Affidavit cum declaration of Mr. Ajay Shahduly authorised by SHREENAVDURGA CONSTRUCTION, the promoter of the proposed project "AjneshAppartment", vide its authorization dated 31st January, 2023;

I, Ajay Shahduly authorised by SHREENAVDURGA CONSTRUCTION, Promoter of the Proposed Project "AjneshAppartment", do hereby solemnly declare, undertake and state as under that:

1. Ajnesh Owners Association (Reg. under The Bombay Non Trading Corporation Act, 1959 having registration No. NTC-G/5475 dated 14-10-1992) have a legal title to the land on which development of the project is proposed project is to be carried out.
AND
A legally valid authentication 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.
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31st December, 2026.
4. Seventy percent of the amounts realized by 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 The amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the Project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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 account 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the act.



For, SHREE NAVDURGA CONSTRUCTION

For, Shree Navdurga Construction


Ajay Shah
Partner
Authorised Signatory

Verification

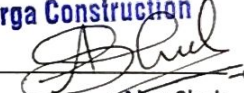
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by MeMr. Ajay Shahon this 18 FEB 2023 day of February, 2023.



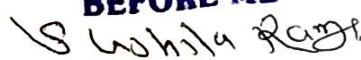
For, SHREE NAVDURGA CONSTRUCTION

For, Shree Navdurga Construction


Ajay Shah
Partner
Authorised Signatory



SOLEMNLY AFFIRMED
BEFORE ME



SUSHILA RAMI
NOTARY
GOVT. OF INDIA

18 FEB 2023

SR. No. 9613.2023

SUSHILA RAMI
NOTARY
GOVT. OF INDIA

NUTAN NAGRIK SAHAKARI
BANK LTD.
MAHAGAR BRANCH,
AHMEDABAD - 380009

GUJ / SOS / AUTH / AV / 254 / 2009

Form B-1



INDIA

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

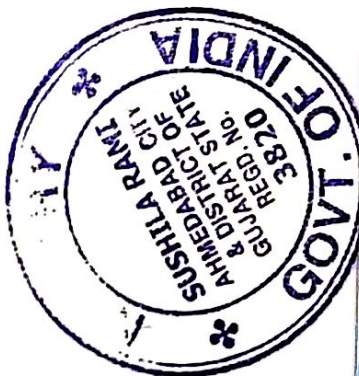
DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

Affidavit cum declaration of **Mr. Ajay Shah** duly authorized by the promoter **SHREENAVDURGA CONSTRUCTION** of the proposed project **Ajnesh Apartment**, vide its authorization dated **31/01/2023**;

I, **Mr. Ajay Shah** 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 **Ajnesh Owners Association** (Reg. under The Bombay Non Trading Corporation Act, 1959 having registration No. NTC-G/5475 dated 14-10-1992) through its Chairperson **Beenaben Yogeshbhai Thakkar**, Secretary **Manan Bharatkumar Shah**, Member **Pramodkumar Gajanand Agarwala** and **Basantkumar Surajmal Sharmaby** way of registered Development agreement, registered on date **18/08/2022** at sub registrar office **Ahmedabad-7 (Odhav)** to develop the land bearing F.P. No. 138/2/1, T.P.S. No. 2, Village **Raj-Hirpur**, Taluka: **Maninagar**, District **Ahmedabad**.
2. That **Ajnesh Owners Association** (Reg. under The Bombay Non Trading Corporation Act, 1959 having registration No. NTC-G/5475 dated 14-10-1992) 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 authentication copy of the agreement between such owner and me/us (the promoter) for development for 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 and fulfill all my obligations under the said agreement, specially the obligation of making the full payment 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 unit/apartments.



For, **SHREE NAVDURGA CONSTRUCTION**

For, **Shree Navdurga Construction**

(Signature of Ajay Shah)
Authorized Signatory
Partner



Verification

The contents of my above affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

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

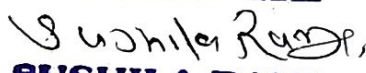
For, SHREE NAVDURGA CONSTRUCTION

For, Shree Navdurga Construction


Ajay Shah
Authorised Signatory
Partner



BEFORE ME


SUSHILA RAMI
NOTARY
GOVT. OF INDIA

18 FEB 2023



NUTAN NAGRIK SAHAKARI

भारत

STAMP DUTY

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INDIA

Rs. ≈ 0000300 ≈

16.2.2023

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GUJARAT

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SR. No. 9513-2023

SUSHILA RAMI
NOTARY
GOVT. OF INDIA

18 FEB 2023

Form B-2

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

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. Mr. Ajay Shahduly authorized by the promoter of the proposed project "AjneshAppartment" vide its authorization dated 31/01/2023;

AND

Ajnesh Owners Association (Reg. under The Bombay Non Trading Corporation Act, 1959 having registration No. NTC-G/5475 dated 14-10-1992) through its Chairperson Beenaben Yogeshbhai Thakkar, Secretary Manan Bharatkumar Shah, Member Pramodkumar Gajanand Agarwala and Basantkumarr Surajmal Sharma

We, 1) Mr. Ajay Shahduly authorized by the promoter SHREE NAVDURGA CONSTRUCTION, of the proposed project AjneshAppartment, AND 2) Ajnesh Owners Association (Reg. under The Bombay Non Trading Corporation Act, 1959 having registration No. NTC-G/5475 dated 14-10-1992) through its Chairperson Beenaben Yogeshbhai Thakkar, Secretary Manan Bharatkumar Shah, Member Pramodkumar Gajanand Agarwala and Basantkumarr Surajmal Sharma, owner of the project land do hereby solemnly declare, undertake and state as under:

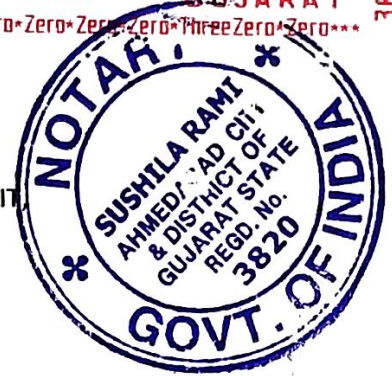
- A. We have entered into registered development agreement/ Development Agreement, Registered on date 18-08-2022 at sub registrar office Ahmedabad-7 (Odhav) to develop the land Bearing F.P. No. 138/2/1, T.P.S. No. 2, Village Raj-Hirpur, Taluka: Maninagar, District Ahmedabad.

2. That Ajnesh Owners Association have 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 the encumbrances.

- B. That, we will abide by all the conditions of the Development agreement and fulfill all our obligations under the said agreement, specifically the obligations 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.



C. 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.

D. 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.



For, SHREE NAVDURGA CONSTRUCTION

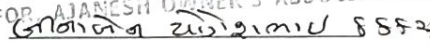
For, Shree Navdurga Construction


(Aray Shah)
Authorized Signatory
Partner



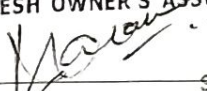
For, Ajnesh Owners Association



FOR, AJANESH OWNER'S ASSOCIATION
FOR, AJANESH OWNER'S ASSOCIATION

(Beenaben Yogeshbhai Thakkar)
CHAIRMAN SECRETARY
Chairperson



For, Ajnesh Owners Association

FOR, AJANESH OWNER'S ASSOCIATION

CHAIRMAN SECRETARY
(Manan Bharatkumar Shah)
Secretary



For, Ajnesh Owners Association

Pramod
(Pramodkumar Gajanand Agarwala)



For, Ajnesh Owners Association

Basant Kumar
(Basantkumarr Surajmal Sharma)

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 Ahmedabad on this 18 FEB 2023 day of _____, 2023



For, SHREE NAVDURGA
CONSTRUCTION

For, Shree Navdurga Construction

Ajay Shakti
(Ajay Shakti)
Authorised Signatory

For, Ajnesh Owners Association

બીનબેન યોગેશભાઈ ઠાકર
(Beenaben Yogeshbhai Thakkar)
Chairperson

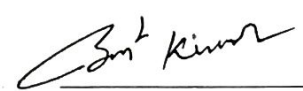
For, Ajnesh Owners Association

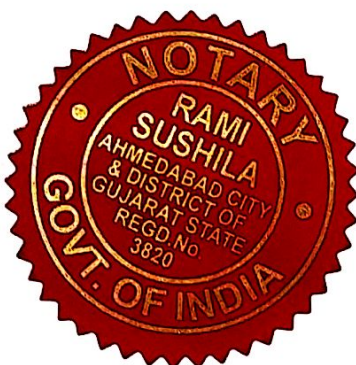
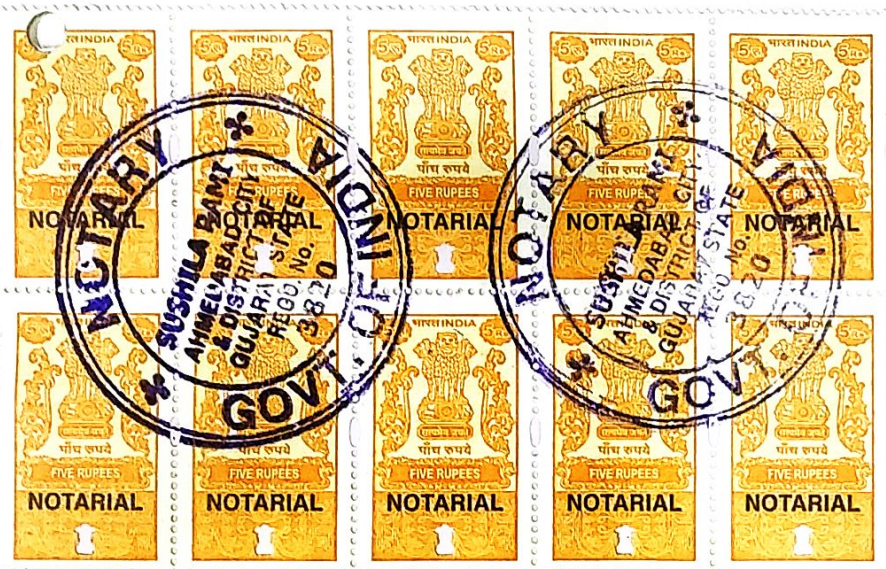

(Manan Bharatkumar Shah)
Secretary

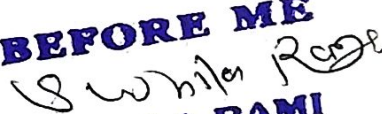
For, Ajnesh Owners Association


(Pramod Kumar Gajanand Agarwala)

For, Ajnesh Owners Association


(Basant Kumar Surajmal Sharma)



BEFORE ME

SUSHILA RAMI
NOTARY
GOVT. OF INDIA

18 FEB 2023

The Notary Public does not assume
any responsibility/liability for legality
of any contents of documents, identity
of executors / witnesses / identities
and fulfillment of any legal requirements.

SHREE NAVDURGA CONSTRUCTION

=====

Date: 31st January, 2023

Authority Letter

We, all partners of a Partnership Firm **Shree Navdurga Construction** promoter of project "**Ajnesh Appartments**" do hereby authorise and appoint **Mr. Ajay Shah** one of the partner as an Authorised Signatory and Project Head for the said project.

Mr. Ajay Shah is hereby authorised to provide details, sign documents, and to do all the necessary things as he deem feet for approval and registration of the project with AMC, RERA, Sub- Registrar office and all other statutory authorities.

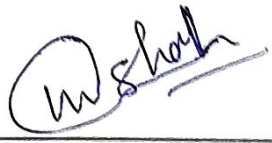
We all the partners of the firm **Shree Navdurga Construction** Partnership firm are giving our consent to the above written fact with full and conscious mind with joint liability.

For, Shree Navdurga Construction

1) Mr. Ajay Shah



2) Mr. Urmil Shah



અજનેશ ઓનર્સ એસોસિએશન

અજનેશ એપાર્ટમેન્ટ, જોલીપાર્ક સોસાયટી, જુની પાયલોટ ડેરી પાસે, કાંકરીયા, અમદાવાદ-૩૮૦૦૨૨.

એન.ટી.સી. રજીસ્ટ્રેશન નંબર :- G-૫૪૭૫ તા.૧૪-૧૦-૧૯૯૨

તારીખ :- ૨૦-૧૧-૨૦૨૧

આથી જણાવવામાં આવે છે કે, તા.૨૪-૦૮-૨૦૨૧ને શુક્રવારના રોજ મળેલ અજનેશ ઓનર્સ એસોસિએશન સોસાયટીની કારોબારી સભામાં નીચે મુજબ ઠરાવ પસંદ કરવામાં આવેલ છે.

AHD-7-ODH

:: ઠરાવ નં. ૦૭/૧૬/૨૦૨૧ ::

2022

"સોસાયટીના રીડેવલપમેન્ટ માટે જ્યાં જરૂર પડે ત્યાં, જ્યારે જરૂર પડે ત્યારે સહીઓ કરવા માટે સોસાયટી વતી નીચેના વ્યક્તિઓને સત્તા આપવામાં આવે છે.

ફ્લેટ નં.	સભ્યનું નામ	સહી
૧૧	શ્રીમતી બીનાબેન ઠક્કર(ચેરમેનશ્રી)	Sd /-
૧૫	શ્રી મનનભાઈ શાહ(સેક્રેટરીશ્રી)	Sd /-
૧૭	શ્રી બસંતભાઈ શર્મા	Sd /-
૧૬	શ્રી પ્રમોદભાઈ અગ્રવાલ	Sd /-



ઉપરોક્ત પૈકી સભ્યમાંથી ફ્લેટ નં.૧૧ અને ૧૫ ચેરમેન,સેક્રેટરી માંથી એક વ્યક્તિ તેમજ ફ્લેટ નં.૧૭,૧૬ માંથી એક વ્યક્તિ સહી કરવાની રહેશે. ફ્લેટ માટે થયેલ એલોટમેન્ટ સર્વ સભ્યોએ માન્ય રાખેલ છે."

FOR, AJANESH OWNER'S ASSOCIATION

જીતાલેન યોગેશભાઈ ઠક્કર
CHAIRMAN

સેક્રેટરી

TOUR

2022

24/09/2021

ग्रन्थ २ नं.

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૧૧	ક્રીમાળી બાનાબેન ઠક્કર	} મેમ્બર બાનાબેન ઠક્કરનાર ૨૨૨
૧૨	ક્રી મનમ/દા રાઈ	
૧૭	ક્રી બમીન/દા રાઈ	
૧૬	ક્રી પ્રમી/દાદાદા રાઈ	

REGISTRAR (M.V.)

ઉપરોક્ત પૈકી કોઈપણ બે સ્થાનોએ સુધેર નં. ૧૧ અને ૧૨
અથવા ૧૩ નં. ૧૧, ૧૨ અને ૧૩ નં. ૧૧, ૧૨ અને ૧૩ નં. ૧૧, ૧૨ અને ૧૩
નં. ૧૧, ૧૨ અને ૧૩ નં. ૧૧, ૧૨ અને ૧૩ નં. ૧૧, ૧૨ અને ૧૩ નં. ૧૧, ૧૨ અને ૧૩

17 Basant-Sherma Sh"

15 Poached Agaricus Examined

20- Pawan Hritwal

14- Decker v. Reno (42 mo) V 1600

18 - ભારતીયોનું દસમુખી માન શ્લોકનું - Fox Kurl

4 - 42101 2/201 - Pasa

12 Azeti C. Lebhund - 6

06 - ShaRimlata Sancheli

2. 22m 50s 8 yeh qm 22m 50s

15 - Manan. B. Shoh.

10 - Dipikg G. Makamu D. Maken