



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ22213178640129S
Certificate Issued Date : 10-Aug-2020 12:02 PM
Account Reference : IMPACC (CA)/ gj13131306/ JAMNAGAR/ GJ-JM
Unique Doc. Reference : SUBIN-GJGJ1313130682884527676450S
Purchased by : PATEL INFRA
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PATEL INFRA
Second Party : Not Applicable
Stamp Duty Paid By : PATEL INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0008812691

For details in the details on this Certificate and as



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1805193000

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. NILESHBHAI B PIPALIYA promoter /duly authorized by the promoter of SOPAN AVENUE (Name of proposed project), vide its/his/her/their authorization dated 30/06/2020.

I, Mr. NILESHBHAI B PIPALIYA promoter/duly authorized by the promoter of SOPAN AVENUE (Name of the proposed project) 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 SOPAN AVENUE (Name of the proposed project) is proposed;

OR

PATEL INFRA have/has a legal title to the land on which the development of SOPAN AVENUE (Name 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 promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.

OR

details of encumbrances NOT APPLICABLE including details of any rights, title, interest or name of any party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is 31/12/2022
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

N.B. Patel

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 Jamnagar on this 10-08 day of 2020

IDENTIFIED BY

A. J. Jethani
6/7/20/2020
ADVOCATE

N.B. Patel

Deponent

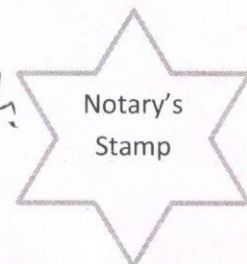


Signed before me by N. B.
P. Patel

Who is Identified by Shri N. M. Sheth
Advocate whom I Know Personally

I - D. Somaiya
INDIPA D. SOMAIYA

732/2020
NOTARY
10-8-2020

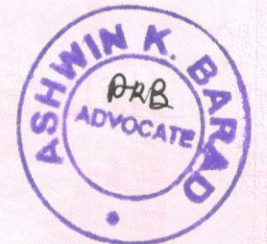
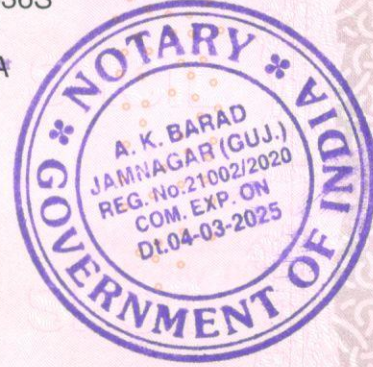




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ34453482759603S
Certificate Issued Date : 05-Sep-2020 11:36 AM
Account Reference : IMPACC (AC)/ gj13040111/ JAMNAGAR/ GJ-JM
Unique Doc. Reference : SUBIN-GJGJ1304011107124292963636S
Purchased by : NILESHBHAI BHAVANBHAI PIPALIYA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MS PATEL INFRA PARTNER NILESHBHAI B PIPALIYA
Second Party : Not Applicable
Stamp Duty Paid By : MS PATEL INFRA PARTNER NILESHBHAI B PIPALIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0008808231

Statutory Alert:

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000808511



Affidavit Cum Declaration

Affidavit cum declaration of Mr. NILESHBHAI BHAVANBHAI PIPALIYA authorised signatory of M/s PATEL INFRA for the project SOPAN AVENUE situated at Shantivan, Opp. G. D. Shah High School, Lalvadi, Jamnagar

I, NILESHBHAI BHAVANBHAI PIPALIYA authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

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.

OR

Our project SOPAN AVENUE is in the Jamnagar Municipal Corporation (JMC) area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Jamnagar Municipal Corporation (JMC) with prior permission of Jamnagar Municipal Corporation (JMC) (Authority name) prior to giving possession to allottees.

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.

SOLEMNLY AFFIRMED BEFORE ME

by M/s Patel Infra Partner

Nileshbhai Bhavambhai Pipaliya

Who is Identified by _____

Advocate whom I know personally.



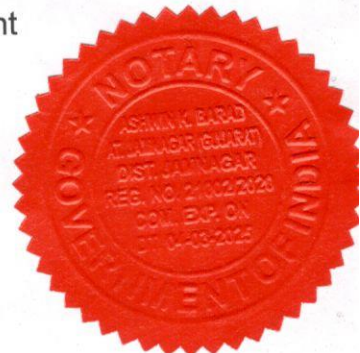
Ashwin K. Barad
NOTARY
GOVERNMENT OF INDIA

No 187/2020

05 SEP 2020

PATEL INFRA
N.B. Patel
PARTNER

Deponent

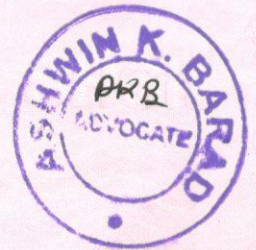
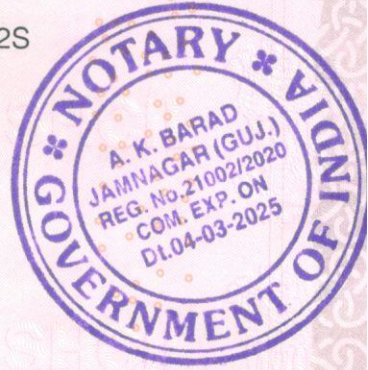




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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ34457062456563S
Certificate Issued Date : 05-Sep-2020 11:38 AM
Account Reference : IMPACC (AC)/ gj13040111/ JAMNAGAR/ GJ-JM
Unique Doc. Reference : SUBIN-GJGJ1304011107132213486122S
Purchased by : NILESHBHAI BHAVANBHAI PIPALIYA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MS PATEL INFRA PARTNER NILESHBHAI B PIPALIYA
Second Party : Not Applicable
Stamp Duty Paid By : MS PATEL INFRA PARTNER NILESHBHAI B PIPALIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0008808232

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SE80880001



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

Affidavit cum Declaration

I, Mr. NILESHBHAI BHAVANBHAI PIPALIYA promoter/duly authorized by M/S PATEL INFRA (Name of promoter) vide its/his/her/their authorization dated 30/06/2020 for the project SOPAN AVENUE (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

As per current BUILDING PLAN "Proposed Commercial and residential building dwelling unit D3 (Mercantile 1) on plot no. 24, R.S. No. 29/1, T.P.S. No. 1, O.P. 13, F.P. 13/1, 13/2 & 13/3, Shantivan, Jamnagar", the total carpet area of 17 shops and 18 flats is 1292.33 square meter. However, the original carpet area of these units is 1179.90 square meters and the area of exclusive balcony is 128.69 square meters as per the building lay out plan. This is due to the technical error in the online plan passing procedure, where the carpet area is wrongly calculated. Further, the actual carpet area as mentioned above of 1179.90 square meters and the area of exclusive balcony of 128.69 square meters has been certified by Mr. Sachin P Vyas, who is the structure engineer as well as the architect of the building SOPAN AVENUE. The original carpet area is shown in Form 3A of the Chartered Accountant.

Therefore, I request Gujarat RERA Department to proceed with the registration of the project "SOPAN AVENUE" as per the actual carpet area of 1179.90 square meters and the area of exclusive balcony of 128.69 square meters.

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



SOLEMNLY AFFIRMED BEFORE ME

by M/S Patel Infra
Partner Nileshbhai Bhavambhai
Who is identified by Pipaliya

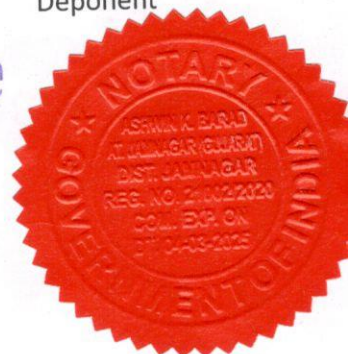
Advocate whom I know personally.

DR. Bhaud (Adv)
ASHWIN K. DARAD
NOTARY
GOVERNMENT OF INDIA

NO 185/2020 10 5 SEP 2020

PATEL INFRA
N. B. Patel
PARTNER

Deponent





Sachine Vyas
Principal Architect

+91 98242 11913
+91 9228 770011
+91 288 2770011
sahajcreations@gmail.com
www.sahajcreations.com

202, White House, P. N. Marg,
Jamnagar -361008, (Guj.) INDIA

To whomsoever it may Concern

The following is the unit-wise carpet area of the proposed Commercial and Residential project ofSopan Avenue at Plot no. 24, R.S. no. 29/1, T.P.S. no. 1, O.P. 13, F.P.13/1, 13/2 & 13/3, Shantivan, Jamnagar, which is as per the approved Plan no. JMMC/25-02-2020/1326363/01/023201 dated 25/02/2020:

SHOP/FLAT NO.	SHOP/FLAT	CARPET AREA	AREA OF EXCLUSIVE BALCONY
1	Shop	17.98	0.00
2	Shop	17.24	0.00
3	Shop	17.45	0.00
4	Shop	15.32	0.00
5	Shop	15.65	0.00
6	Shop	15.79	0.00
7	Shop	15.79	0.00
8	Shop	15.79	0.00
9	Shop	15.79	0.00
101	Shop	13.75	0.00
102	Shop	13.19	0.00
103	Shop	18.94	0.00
104	Shop	11.40	0.00
105	Shop	11.50	0.00
106	Shop	11.50	0.00
107	Shop	11.50	0.00
108	Shop	11.50	0.00
201	Residential	55.33	27.09
202	Residential	49.53	13.89
203	Residential	54.06	21.36
301	Residential	53.40	3.10
302	Residential	47.59	6.62
303	Residential	53.19	3.55
401	Residential	53.40	3.10
402	Residential	47.59	6.62
403	Residential	53.19	3.55
501	Residential	53.40	3.10
502	Residential	47.59	6.62
503	Residential	53.19	3.55
601	Residential	53.40	3.10
602	Residential	47.59	6.62

603	Residential	53.19	3.55
701	Residential	53.40	3.10
702	Residential	47.59	6.62
703	Residential	53.19	3.55
TOTAL		1179.90	128.69
GRAND TOTAL		1308.59	

I declare that the above-mentioned details of Carpet area are true and correct and to the best of my knowledge.

Sachin Vyas

AR. SACHIN VYAS
C.O.A. Regd. No. CA/2001/27312
A.I.A. Regd. No. A-13556
J.M.C. Lic. No. A-7/2001
J.A.B.A. Lic. No. A-8/2004

Date: 03/09/20

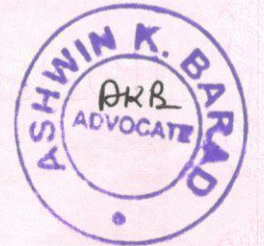
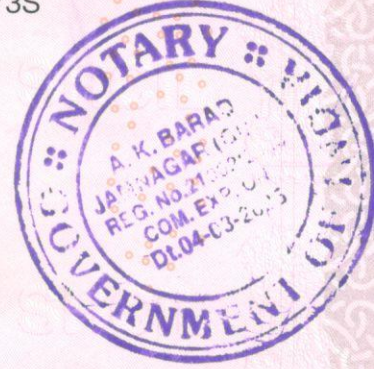
Place: Jamnagar



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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ34448560088569S
Certificate Issued Date : 05-Sep-2020 11:32 AM
Account Reference : IMPACC (AC)/ gj13040111/ JAMNAGAR/ GJ-JM
Unique Doc. Reference : SUBIN-GJGJ1304011107108367067973S
Purchased by : NILESHBHAI BHAVANBHAI PIPALIYA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MS PATEL INFRA PARTNER NILESHBHAI B PIPALIYA
Second Party : Not Applicable
Stamp Duty Paid By : MS PATEL INFRA PARTNER NILESHBHAI B PIPALIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0008808230

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0618388000

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

Affidavit cum Declaration

I, Mr. NILESHBHAI BHAVANBHAI PIPALIYA promoter/duly authorized by M/S PATEL INFRA (Name of promoter) vide its/his/her/their authorization dated 30/06/2020 for the project SOPAN AVENUE (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

As per Rajachitthi No. JMMC/25-02-2020/1326363/01/023201 dated 07/03/2020 the total number of units are 20 (17 shops and 18 flats) . However, as per project layout plan, there are total 35 units which comprises of 9 shops on ground floor, 8 shops on 1st floor and 3 flats on each floor from 3rd floor to 7th floor i.e. 15 flats which makes a total of 35 commercial and residential units. This error is due to the technical defect in the online plan passing procedure of the Jamnagar municipal corporation(JMC) where commencement certificate shows number of commercial units as 1 unit on the ground floor instead of 9 units and 1 unit on the first floor instead of 8 units even though the actual units are different as mentioned above . Moreover, residential units are properly shown in the rajachitthi.

Therefore, I request Gujarat RERA Department to proceed with the registration of the project "SOPAN AVENUE" as per current BUILDING PLAN "Proposed Commercial and residential building dwelling unit D3 (Mercantile 1) on plot no. 24, R.S. No. 29/1, T.P.S. No. 1, O.P. 13, F.P. 13/1, 13/2 & 13/3, Shantivan, Jamnagar"

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

SOLEMNLY AFFIRMED BEFORE ME

by M/S Patel Infra Partner
Nileshbhai Bhavambhai Pipaliya
Who is identified by _____

Advocate whom I know personally.

Ashwin K. Barad
ASHWIN K. BARAD
NOTARY
GOVERNMENT OF INDIA

No 186/2020 05 SEP 2020



PATEL INFRA
N. B. Patel
PARTNER
Deponent

