

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



सत्यमेव जयते

Certificate No.

IN-GJ34349429222583R

Certificate Issued Date

11-Nov-2019 11:37 AM

Account Reference

IMPACC (AC)/ gj13082211/ RAJKOT/ GJ-RA

Unique Doc. Reference

SUBIN-GJGJ1308221110782202957553R

Purchased by

JAYESH PARAKHIYA

Description of Document

Article 4 Affidavit

Description

Not Applicable

Consideration Price (Rs.)

0
(Zero)

First Party

AVADH INFRASTRUCTURE PVT LTD

Second Party

Not Applicable

Stamp Duty Paid By

AVADH INFRASTRUCTURE PVT LTD

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



MA 0001953579



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. Rasikbhai K. Bodar promoter of SHANTIVAN RESIDENCY, vide his authorization dated 21.10.2019

I, Rasikbhai K. Bodar promoter of SHANTIVAN RESIDENCY do hereby solemnly declare, undertake and state as under that;

1. I have a legal title on the land on which development of SHANTIVAN RESIDENCY is to be carried out at Revenue Survey No. 612 Paiki 12 P 1, T.P.S. No.24 (Draft), Final Plot No. 3/11 Residential Plots Paiki Plot No. 1 to 21 subplot No. 1 to 21/2 to 19 land area measuring Sq. Mtr. 1007.16 and Plot No. 22 to 58 subplot No. 22 to 58/2 to 35 land area measuring Sq. Mtr. 1909.81 Total Land area measuring Sq. Mtr. 2916.97 of Division RAJKOT village RAJKOT taluka RAJKOT District RAJKOT PIN 360001 on which the development of SHANTIVAN RESIDENCY is proposed by Avadh Infrastructure Private Limited having registered office situated at: "AVADH", 57- Jay Park, Nr. Raj Nagar Chowk, Nana Mava Main Road, Dist. Rajkot- 360001.
2. The said land is free from all encumbrances.
3. the time period within which the project shall be completed by me 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, AVADH INFRASTRUCTURE PVT. LTD.

Bodark K.

AUTHORISED SIGNATORY

Deponent

(Rasikbhai K. Bodar)

Verification

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

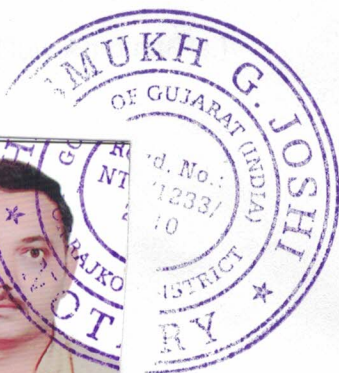
Verify by me at Rajkot on this 15th day of November, 2019

For, AVADH INFRASTRUCTURE PVT. LTD.

Bodark K.

AUTHORISED SIGNATORY

Deponent



Solemnly Affirmed Before Me By
Shri. *Rasikbhai K. Bodar*
Who Is Identified By.....*Scup*.....
.....Advocate Who Is
Personally Known to Me On This
.....*16th*.....Day of
.....*Nov.*.....2019 At Rajkot.



Abstract of the resolution passed at the meeting of Board of Directors of
M/S AVADH INFRASTRUCTURE PVT. LTD., held on 29th Day of January, 2020

**RESOLUTION FOR GRANTING AUTHORITY
TO RASIKBHAI KESHUBHAI BODAR**

The Board of Directors has decided to grant General Authority vide its resolution dated 21st Day of October, 2019 to Shri Rasikbhai K. Bodar Authorized Signatory of the Company to deal (present on behalf of developer i.e Avadh Infrastructure Pvt. Ltd) with Jayeshbhai R. Parsana and Kantaben R. Parsana (Land Owner) for the development of the entire project called "SHANTIVAN RESIDENCY" At. Rajkot Tal. Rajkot, Dist. Rajkot, Revenue Survey No. 612 Paiki 12 P 1, T.P.S. No.24 (Draft), Final Plot No. 3/11 Residential Plots Paiki Plot No. 1 to 21 subplot No. 1 to 21/2 to 19 land area measuring Sq. Mtr. 1007.16 and Plot No. 22 to 58 subplot No. 22 to 58/2 to 35 land area measuring Sq. Mtr. 1909.81 Total Land area measuring Sq. Mtr. 2916.97

"RESOLVED THAT Shri Rasikbhai Keshubhai Bodar is hereby authorised to exercise following powers with regards to the property which is situated at At. Rajkot Tal. Rajkot, Dist. Rajkot, Revenue Survey No. 612 Paiki 12 P 1, T.P.S. No.24 (Draft)

(1) To Enter into Development Agreement for the above mentioned property.

(2) To Execute Sata Khat, Sale deed and Correction deed relating to above mention property, to sign and to present the same before the sub-Registrar for Registration,

(3) To received the payment consideration against the Sata Khat and sale deed and to issue the receipts for the same.

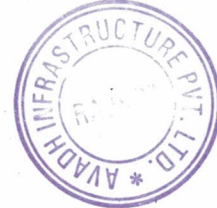
"RESOLVED THAT Shri Rasikbhai Keshubhai Bodar Authorized Signatory of the Company be and is hereby authorized to present and deal with Local Authority/ Government/ Semi Government /Corporation, and for all other day to day activities and for the Construction of Residential Flats known as "SHANTIVAN RESIDENCY".

DIRECTOR:-

SPECIMAN SIGNATURE

RASIKBHAI K. BODAR

Bodur R K.



For, AVADH INFRASTRUCTURE PRIVATE LIMITED

25.01.2020

DIRECTOR
(RAMESHBHAI V. TILARA)

Arvindh J. Ramani

DIRECTOR
(ARVINDBHAI J. RAMANI)

Boghami T. Boghani

DIRECTOR
(JAYESHBHAI T. BOGHANI)

(This Resolution is for RERA Registration purpose of Shantivan Residency)

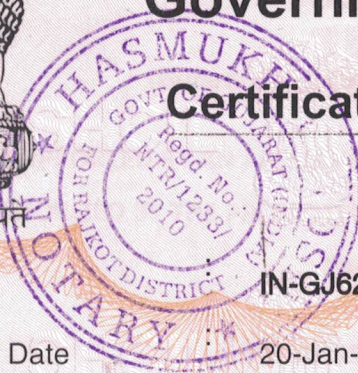


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INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No.

IN-GJ62625556991432S

Certificate Issued Date

20-Jan-2020 07:26 PM

Account Reference

IMPACC (AC)/ gj13082211/ RAJKOT/ GJ-RA

Unique Doc. Reference

SUBIN-GJGJ1308221165809120909147S

Purchased by

JAYESH C PARAKHIYA ADV

Description of Document

Article 4 Affidavit

Description

Not Applicable

Consideration Price (Rs.)

0

(Zero)

First Party

AVADH INFRASTRUCTURE PVT LTD

Second Party

Not Applicable

Stamp Duty Paid By

AVADH INFRASTRUCTURE PVT LTD

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



MA 0002914534

FORM 'B- 1'

(Gujarat RERA Order- 23 dt. 23/05/2019)

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. Rasikbhai K. Bodar promoter of SHANTIVAN RESIDENCY, vide his authorization dated 21.10.2019

I, Rasikbhai K. Bodar promoter of SHANTIVAN RESIDENCY do hereby solemnly declare, undertake and state as under ;

1. I have entered into an agreement with Kantaben R. Parsanana and Jayeshbhai R. Parsana by way of registered Development agreement, Registered on date 21.10.2019 at sub Registrar office Rajkot to develop the land on which development of SHANTIVAN RESIDENCY is to be carried out at Revenue Survey No. 612 Paiki 12 P 1, T.P.S. No.24 (Draft), Final Plot No. 3/11 Residential Plots Paiki Plot No. 1 to 21 subplot No. 1 to 21/2 to 19 land area measuring Sq. Mtr. 1007.16 and Plot No. 22 to 58 subplot No. 22 to 58/2 to 35 land area measuring Sq. Mtr. 1909.81 Total Land area measuring Sq. Mtr. 2916.97 of Division RAJKOT village RAJKOT taluka RAJKOT District RAJKOT PIN 360001 on which the development of SHANTIVAN RESIDENCY is proposed by Avadh Infrastructure Private Limited having registered office situated at: "AVADH", 57- Jay Park, Nr. Raj Nagar Chowk, Nana Mava Main Road, Dist. Rajkot- 360001.
2. That Kantaben R. Parsanana and Jayeshbhai R. Parsana 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 for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.



3. That I 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 will be liable for fulfilment of my obligations under the Act towards the allottees of the units.

Rasikbhai K. Bodar

Deponent

(Rasikbhai K. Bodar)

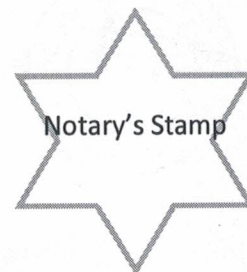
Verification

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

Verify by me at Rajkot on this 21st day of January, 2020

Rasikbhai K. Bodar

Deponent



Notary's Stamp



Solemnly Affirmed Before Me By
Shri. Resik Sherik Bodeer
Who Is Identified By seet
..... Advocate Who Is
Personally Known to Me On This
21st Day of
January 2020 At Rajkot.

Page No. 07/2020
Serial No. 140
Receipt No. 140
Date 21/01/2020

H.G. JOSHI
NOTARY





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INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ62625293810248S

Certificate Issued Date

20-Jan-2020 07:25 PM

Account Reference

IMPACC (AC)/ gj13082211/ RAJKOT/ GJ-RA

Unique Doc. Reference

SUBIN-GJGJ1308221165808783805469S

Purchased by

JAYESH C PARAKHIYA ADV

Description of Document

Article 4 Affidavit

Description

Not Applicable

Consideration Price (Rs.)

0

(Zero)

First Party

AVADH INFRASTRUCTURE PVT LTD

Second Party

Not Applicable

Stamp Duty Paid By

AVADH INFRASTRUCTURE PVT LTD

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



MA 0002914533

FORM 'B- 2'

(Gujarat RERA Order- 23 dt. 23/05/2019)

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 WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr. Rasikbhai K. Bodar promoter of SHANTIVAN RESIDENCY, vide his authorization dated 21.10.2019
- 2) Ms. Kantaben R. Parsanana and Mr. Jayeshbhai R. Parsana owner of the project land

We, 1) Rasikbhai K. Bodar promoter of SHANTIVAN RESIDENCY, AND Kantaben R. Parsanana and Jayeshbhai R. Parsana owner of the project land do hereby solemnly declare, undertake and state as under ;

1. I have entered into an registered Development agreement with Kantaben R. Parsanana and Jayeshbhai R. Parsana, Registered on date 21.10.2019 at sub Registrar office Rajkot to develop the land on which development of SHANTIVAN RESIDENCY is to be carried out at Revenue Survey No. 612 Paiki 12 P 1, T.P.S. No.24 (Draft), Final Plot No. 3/11 Residential Plots Paiki Plot No. 1 to 21 subplot No. 1 to 21/2 to 19 land area measuring Sq. Mtr. 1007.16 and Plot No. 22 to 58 subplot No. 22 to 58/2 to 35 land area measuring Sq. Mtr. 1909.81 Total Land area measuring Sq. Mtr. 2916.97 of Division RAJKOT village RAJKOT taluka RAJKOT District RAJKOT PIN 360001 on which the development of SHANTIVAN RESIDENCY is proposed by Avadh Infrastructure Private Limited having registered office situated at: "AVADH", 57- Jay Park, Nr. Raj Nagar Chowk, Nana Mava Main Road, Dist. Rajkot- 360001.

2. That Kantaben R. Parsanana and Jayeshbhai R. Parsana 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 for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. 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 the title to the allottees of the apartment or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.
4. 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.
5. 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)

Bodurik

Deponent 2)



Deponent 3)

J R Pansare

Verification

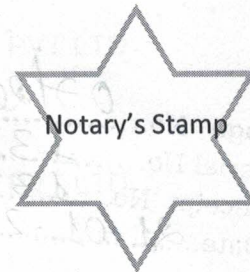
The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verify by me at Rajkot on this 21st day of January, 2020

Deponent 1) Badrak

Deponent 2) [Fingerprint]

Deponent 3) J R Puroani





① Resikbhai K. Bodar ② Komtaran. R. Parsani

Solemnly Affirmed Before Me By
Shri ① Jayesh R. Parsani
Who Is Identified By.....
.....Advocate Who Is
Personally Known to Me On This
.....Day of
.....January.....2020 At Rajkot.


H. G. JOSHI
NOTARY

Page No. 07/2020
Serial No. 139
Receipt No. 139
Date. 21-01-2020



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ65005240391974S

Certificate Issued Date : 25-Jan-2020 10:47 AM

Account Reference : IMPACC (AC)/ gj13082211/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1308221170416121989802S

Purchased by : PRASHANTBHAI CHAUHAN

Description of Document : Article 4 Affidavit

Description : RERA

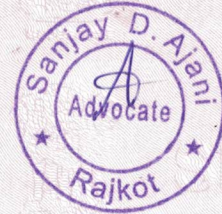
Consideration Price (Rs.) : 0
(Zero)

First Party : AVADH INFRASTRUCTURE PVT LTD

Second Party : Not Applicable

Stamp Duty Paid By : AVADH INFRASTRUCTURE PVT LTD

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



MA 0002914993

Affidavit

Affidavit cum Declaration of Mr. Rasikbhai K. Bodar promoter of SHANTIVAN RESIDENCY TP No. 24 (Draft), Final Plot No. 3/11 Residential Plots Paiki Plot No. 1 to 21 subplot No. 1 to 21/2 to 19, Revenue Survey No. 612 Paiki 12 P 1, Moje Rajkot, taluka RAJKOT District RAJKOT PIN 360001

I Rasikbhai K. Bodar authorized Signatory and promoter do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No. PR/RAJKOT/RAJKOT/RAJKOT TPO/191230/008550 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form- 3 submitted by me as prepared by chartered accountant Mr. Vishal S. Verma is showing RERA Carpet area, which is true & correct according to my best knowledge.

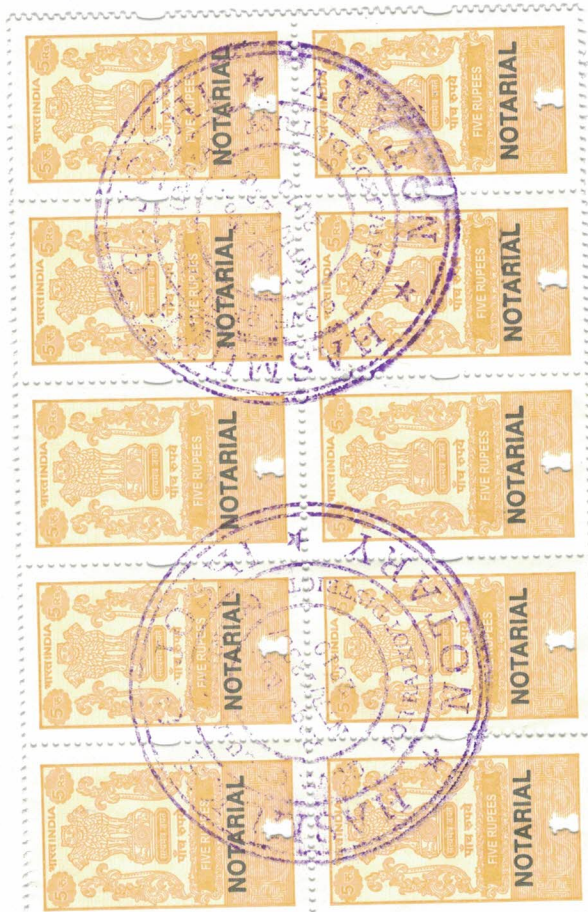
I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no- GH/V/116 of 2019/RAR- 102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form- 3 carpet area calculation, I am bound to pay the same.



Rasikbhai K. Bodar

Promoter

(Rasikbhai K. Bodar)



Solemnly Affirmed Before Me By
Shri. Rushi K. Patel
Who Is Identified By Saw
..... Advocate Who Is
Personally Known to Me On This
..... 25th Day of
..... Jun. 2020 At Rajkot.

H. G. JOSHI
NOTARY

Page No. 09/20
Serial No. 177
Receipt No. 177
Date 25-01-2020