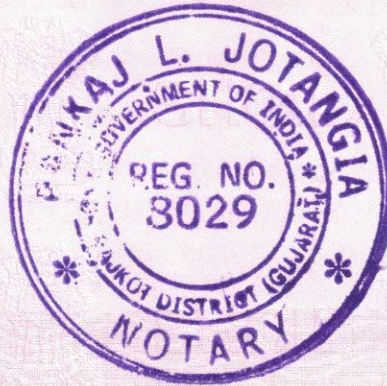




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ77977467520031S
Certificate Issued Date : 26-Feb-2020 11:06 AM
Account Reference : SHCIL (FI)/ gjshcil01/ SADAR BAZAR/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJSHCIL0195791578570676S
Purchased by : RUSHIT PATEL
Description of Document : Article 18 Certificate or Other Document
Description : PANCHTATVA-2
Consideration Price (Rs.) : 0
(Zero)
First Party : DAXABEN DINESHBHAI VADALIYA
Second Party : NA
Stamp Duty Paid By : DAXABEN DINESHBHAI VADALIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0005284783

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any 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 (1) **SHRI DAXABEN DINESHBHAI VADALIYA POA holder of URVISHA MIHIR VACHHANI** (2) **URVISHA MIHIR VACHHANI** and promoter of **PANCHTATVA-2** authorised vide **Power of attorney dated 26/02/2020.**

We, (1) **SHRI DAXABEN DINESHBHAI VADALIYA POA holder of URVISHA MIHIR VACHHANI** (2) **URVISHA MIHIR VACHHANI** are promoters of the proposed project, **PANCHTATVA-2** do hereby solemnly declare, undertake and state as under:

1. That we/promoters, have a legal title to the land on which the development of the project is proposed **PANCHTATVA-2**

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/us is **31.12.2024.**
3. That 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.
4. 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.



5. That 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.
6. 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.
7. I/we shall take all the pending approvals on time, from the competent authorities.
8. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

D.D. Vadaliya

U K.

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 **RAJKOT** on this 26 day of **FEBRUARY, 2020**.

D.D. Vadaliya

Identified By
K. P. Rana

Urvisha milis vadaliya

Solemnly affirmed before me by

D.D. Vadaliya

who is
Identified by Shri. R. D. Patel
Advocate who is personally known to
me on this 26 day of Feb 2020



U K.

Deponent

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Receipt No. 682
Date 26/2/20





सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ78326475169780S
Certificate Issued Date : 26-Feb-2020 03:33 PM
Account Reference : SHCIL (FI)/ gjshcil01/ SADAR BAZAR/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJSHCIL0196467823412067S
Purchased by : RUSHIT PATEL
Description of Document : Article 18 Certificate or Other Document
Description : POWER OF ATTORNEY
Consideration Price (Rs.) : 0
(Zero)
First Party : URVISHA MIHIR VACHHANI
Second Party : DAXABEN DINESHBHAI VADALIYA
Stamp Duty Paid By : URVISHA MIHIR VACHHANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0005284822

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

POWER OF ATTORNEY

URVISHA MIHIR VACHHANI

66- Kevlam Residency, Pushkardham Main road off Kalavad Road, Rajkot-360005

do hereby appoint **DAXABEN DINESHBHAI VADALIYA** adult, residing at 1-A/2 Umiya street no.6, Near Hanuman madhi, Chotunagar Society, Raiya Road, Rajkot, Dist Rajkot, and as our true and lawful attorney in fact for us and to act in our name, place and stead and to do any and every lawful act and exercise any and every power that we might or could do or exercise through any other person.

1. Our power of attorneys are hereby appointed as Authorized Signatory and Project Head for the proposed project "**PANCHTATVA-2**" and to sign, endorse, execute, acknowledge, deliver, receive and possess such applications, agreements, options, covenants, deeds, conveyances, receipts, withdrawal receipts, and submit instruments relating to accounts and other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers in this agreement granted.
2. This power of attorney executed read out, with full understanding, going through it thoroughly, with clear state of mind, without any kind of pressure, free of intoxication and without any fear which shall be acceptable and binding to us and our successors heirs and descendants in assurance of which I have here into given my signature.

IN WITNESS WHERE OF, I have hereinto signed our names and affixed our signatures this 26th day of February, 2020 at Rajkot.

SIGNED SEALED AND DELIVERED BY:-



URVISHA MIHIR VACHHANI

I, **SHRI DAXABEN DINESHBHAI VADALIYA**, hereby accept the aforesaid powers, conferred upon above promoters of "**PANCHTATVA-2**" at RAJKOT this 26th day of February, 2020.

D. D. Vadaliya

DAXABEN DINESHBHAI VADALIYA

Witness:

1. [Signature]
2. [Signature]



Identified By
[Signature]



Solemnly affirmed before me by
Varsha Mishra
raichari who is

Identified by Shri P. D. Patel
Advocate who is personally known to
me on this 26 day of Feb 2012

[Signature]
P. L. JOTANGIA
NOTARY

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Receipt No. 6149
Date 26/2/20



THE MEHSANA URBAN
CO-OP BANK LTD.

151st RING ROAD, RAJKOT

Page 1 of 1

Panchuni

NO.GUJ/SOS/AUTH/AV/367/2015

AFFIDAVIT CUM DECLARATION



सत्यमेव जयते

INDIA

STAMP DUTY

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GUJARAT
SPECIAL ADHESIVE

Rs. 0000300

14.5.2020

365412

GUJARAT

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5449 8325494

Affidavit cum Declaration of (1) **SHRI DAXABEN DINESHBHAI VADALIYA** (2) **URVISHA MIHIR VACHHANI**, as partner and authorized signatory of -- promoter of **PANCHTATVA 2** Situated at Panchtatva 2, Shreeji Park Street No 2, Raiya Road, Rajkot.

We, (1) **SHRI DAXABEN DINESHBHAI VADALIYA** POA holder of **URVISHA MIHIR VACHHANI** (2) **URVISHA MIHIR VACHHANI**, authorised signatory of proposed project duly authorized by the promoter of the project, do here by, 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.

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.

Rajkot

Date: 14/05/2020



D. D. Vadaliya

DAXABEN DINESHBHAI VADALIYA



U.

URVISHA MIHIR VACHHANI

Signed before me by

Urvisha Mihir Vachhani who is

Identified by Shri.....

Advocate who is personally known to

me on this *14* day of *May* 202*0*

P. L. Jotangia
P. L. JOTANGIA
NOTARY

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Serial No. *10072*

Receipt No. *10072*

Date *14/5/20*





THE MEHSANA URBAN
CO-OP BANK LTD.

150' RINGROAD, RAJKOT.

Panchuni

INDIA/GUJ/SOS/AUTH/AV/367/2015



STAMP DUTY
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गुजरात
SPECIAL ADHESIVE

Rs. 0000300 ≈ 14.5.2020

365412

GUJARAT

Zero*Zero*Zero*Zero*ThreeZero*Zero*

5448 7324593

AFFIDAVIT

AFFIDAVIT CUM DECLARATION OF (1) SHRI DAXABEN DINESHBHAI VADALIYA (2) URVISHA MIHIR VACHHANI AUTHORISED SIGNATORY OF -- FOR THE PROJECT PANCHTATVA-2 AT Village - RAIYA, Dist – RAJKOT. T.P. NO. 22 (RAIYA) R.S. NO. 156/P PLOT NO. 63P, Moje – RAIYA, TALUKA – RAJKOT, DISTRICT – RAJKOT.

I/We (1) SHRI DAXABEN DINESHBHAI VADALIYA (2) URVISHA MIHIR VACHHANI AUTHORISED SIGNATORY, BY THE 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/200305/009017 FOR MY ABOVE MENTIONED PROJECT.

IN THE SUBMITTED PLANS (APROVED BY THE COMPETENT AUTHORITY) ARE NOT SHOWING CARPET AREA. BUT THE FORM NO. 3 SUBMITTED BY ME AS PREPARED BY CHARTERED ACCOUNTANT SHRI KARTIK TUSHAR PAREKH IS SHOWING RERA



CARPET AREA, WHICH IS TRUE AND CORRECT ACCORDING TO BEST OF MY KNOWLEDGE.

I AM AWARE THAT FROM 31ST DAY OF AUGUST, 2019 IT IS MANDATORY TO PAY RERA REGISTRATION FEES AS PER CARPET AREA VIDE NOTIFICATION NO. GH/V/116 OF 2019/RAR – 102018-1005L DATED 31.08.2019. IF ANY SHORTFALL REMAINS IN FEES AS PER FORM – 3 CARPET AREA CALCULATION. I/WE ARE BOUND TO PAY THE SAME.

Rajkot

Date: 14/05/2020



D. D. Vadaliya

DAXABEN DINESHBHAI VADALIYA



U.

URVISHA MIHIR VACHHANI

Daxaben Dineshbhai vadaliya

Signed before me by

Urvisha mihir vachhani who is

Identified by Shri.....

Advocate who is personally known to

me on this *14* day of *May* 20*20*

Page No. *291* L. JOTANGIA

Serial No. *10096* NOTARY

Receipt No. *10096*

Date *14/5/20*

