

ANGEL INFRASTRUCTURE

Flat No:303, Radhe Complex, Behind Irrigation Complex, Una 362 560

Site: Centre Point, Gir Gadhada Road, Una 362 560

05/06/2020

To,
Gujarat Real Estate Regulatory Authority
4th Floor, SahyogSankul,
Sector-11, Gandhinagar – 382010

Dear Sir,

We authorise **MR.PRAKASH R NIRMAL** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

1. Prakash R Nirmal

:

Prakash R Nirmal

2. Jivatram B Hemnani

:

J. B. Hemnani

3. Haider J Kesaria

:

H Kesaria

Authority Accepted by:

Prakash R Nirmal

:

ANGEL INFRASTRUCTURE

Prakash R Nirmal
PARTNER

INDIA NON JUDICIAL

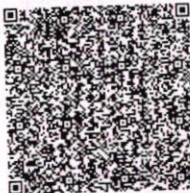
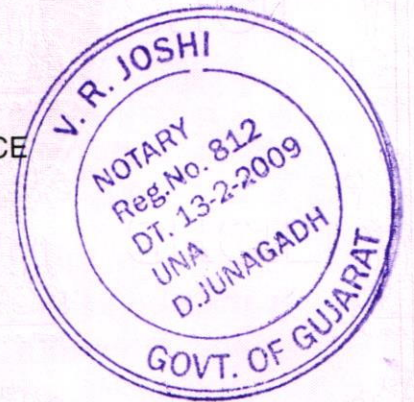
Government of Gujarat

Certificate of Stamp Duty



Serial No. 752
Page No. 35
Book No. 1
Receipt No. 792
6 JUN 2020

Certificate No. : IN-GJ94227685675584S
Certificate Issued Date : 05-Jun-2020 06:29 PM
Account Reference : IMPACC (AC)/ gj13075811/ VERAVAL/ GJ-GS
Unique Doc. Reference : SUBIN-GJGJ1307581127799597157793S
Purchased by : KESARIYA HAIDERALI JALALUDDIN
Description of Document : Article 4 Affidavit
Description : RERA REGISTRATION AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ANGEL INFRASTRUCTURE
Second Party : RERA REGISTRATION OFFICE
Stamp Duty Paid By : ANGEL INFRASTRUCTURE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0005395916

Statutory Alert:

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FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Prakash R Nirmal** promoter /duly authorized by the promoter of "Centre Point", situated at Gir Gadhadha Road, FP No:50 Una – 363560 Tehsil Una & District – Gir Somnath, State - Gujarat vide its/his/her/their authorization dated 05/06/2020.

I, **Prakash R Nirmal** promoter/duly authorized by the promoter of "**Centre Point**" 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 "**Centre Point**" is proposed;

OR

Angel Infrastructure have/has a legal title to the land on which the development of "**Centre Point**" 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 encumbrance's NA 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 31/12/2021
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.

ANGEL INFRASTRUCTURE
प्र. र. निर्मल
PARTNER

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

ANGEL INFRASTRUCTURE

Prakash R Nirmal

PARTNER

Prakash R Nirmal
(Authorized Partner of Angel Infrastructure)

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 Una on this 6th day of June 2020.

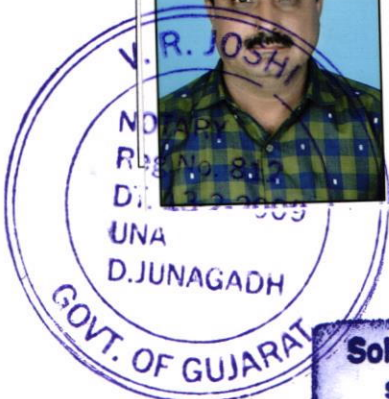
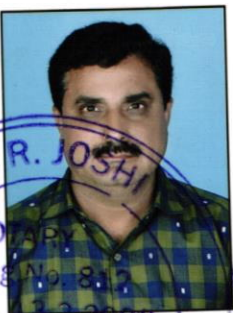
Deponent

ANGEL INFRASTRUCTURE

Prakash R Nirmal

PARTNER

Prakash R Nirmal
(Authorized Partner of Angel Infrastructure)



Solemnly affirmed and
signed before me

V. R. JOSHI
NOTARY - UNA
Reg. No. 812/09

6 JUN 2020

Notary's Stamp



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Serial No. 794
Page No. 35
Book No. 1
Receipt No. 794

6 JUN 2020

Certificate No. : IN-GJ94227982297205S

Certificate Issued Date : 05-Jun-2020 06:31 PM

Account Reference : IMPACC (AC)/ gj13075811/ VERAVAL/ GJ-GS

Unique Doc. Reference : SUBIN-GJGJ1307581127798461667789S

Purchased by : KESARIYA HAIDERALI JALALUDDIN

Description of Document : Article 4 Affidavit

Description : RERA REGISTRATION AFFIDAVIT

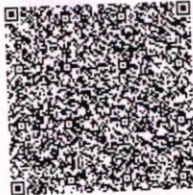
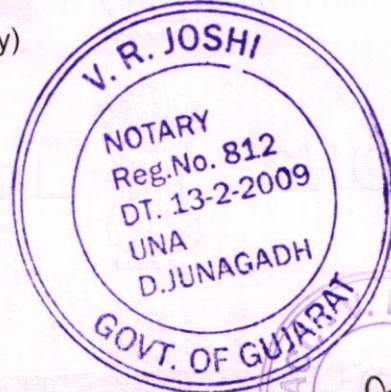
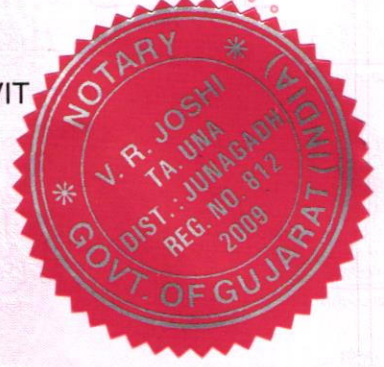
Consideration Price (Rs.) : 0
(Zero)

First Party : ANGEL INFRASTRUCTURE

Second Party : RERA REGISTRATION OFFICE

Stamp Duty Paid By : ANGEL INFRASTRUCTURE

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



MA 0005395917

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Affidavit

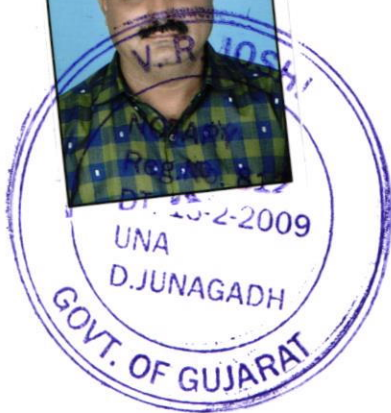
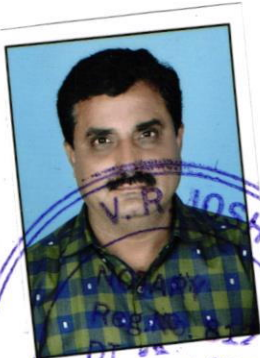
Affidavit cum declaration of Mr. Prakash R Nirmal Promoter / Duly authorized Signatory of Angel Infrastructure for Project Centre Point at FP No 50, GirGadhadha Road, Near Dayanand Society, UnaTa: UnaDist. GirSomnath

I Prakash R Nirmal authorized Signatory by the promoter Shiv Avenudo hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No:- To be Applied for my above mentioned project.

- 2 In the submitted plans (approved by competent authority) are not showing RERA
9 Carpet area. But the form - 3 submitted by me as prepared by chartered accountant Mr Tejas K Chhag (M.No:147638) is showing RERA carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/8/2019 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/We are bound to pay the same.



ANGEL INFRASTRUCTURE
25/12/2012 Pankh
PARTNER

Solemnly affirmed and
signed before me

V.R.
V. R. JOSHI
NOTARY - UNA
Reg. No. 812/09

6 JUN 2020



सत्यमेव जयते

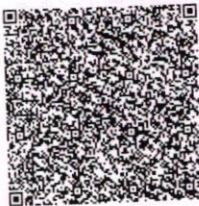
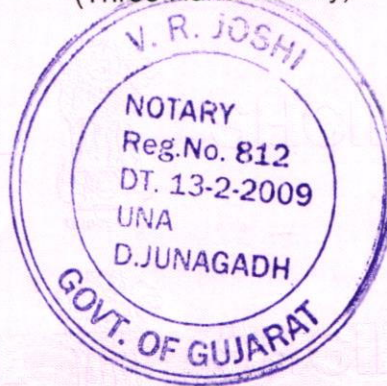
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Certificate of Stamp Duty

Serial No. 793
Page No. 35
Book No. 1
Receipt No. 793

E-6 JUN 2020

Certificate No. : IN-GJ94226523720950S
Certificate Issued Date : 05-Jun-2020 06:23 PM
Account Reference : IMPACC (AC)/ gj13075811/ VERAVAL/ GJ-GS
Unique Doc. Reference : SUBIN-GJGJ1307581127798809949014S
Purchased by : KESARIYA HAIDERALI JALALUDDIN
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Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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Affidavit cum Declaration

Affidavit cum declaration of **Mr. Prakash R Nirmal**
Authorized signatory of **Angel Infrastructure** for the
project **CENTRE POINT** situated at FP No: 50, Gir Gadhdha
Road, Near Dayanand Society, Una 362560 Dist:Gir
Somnath

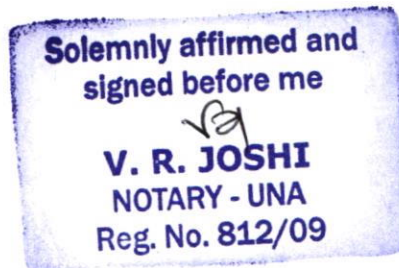
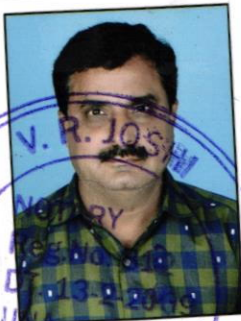
I Prakash R Nirmal authorized signatory of proposed project duly
authorized by the promoter of the project, do hereby, solemnly declare,
undertake and state asunder;

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.

We further undertake that 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.



6 JUN 2020

Deponent
ANGEL INFRASTRUCTURE
Prakash R Nirmal
PARTNER
Prakash R Nirmal
(Authorized Partner of Angel Infrastructure)

