



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ34833739356818S

Certificate Issued Date : 05-Sep-2020 07:04 PM

Account Reference : IMPACC (AC)/ gj13195811/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1319581107883602695128S

Purchased by : JIGNESH GHONIYA

Description of Document : Article 4 Affidavit

Description : KANGASHIYALI R S NO 287 PLOT NO SINGLE UNIL - 3+C.P.-3

Consideration Price (Rs.) : 0
(Zero)

First Party : PUSTI ENTERPRISE PARTNERSHIP FIRM

Second Party : Not Applicable

Stamp Duty Paid By : PUSTI ENTERPRISE PARTNERSHIP FIRM

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

PUSTI ENTERPRISE

[Signature]

PARTNER



LB 0002941237

Statutory Alert:

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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))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. DINESHBHAI RANCHHODBHAI KAPURIYA** duly authorized by the promoter of **M/S. PUSTI ENTERPRISE** for Project **PUSTI HEIGHTS** situated at **Plot no. Single Unit-3+ C.P-3, Revenue Survey no. 287 (New) , 67/2 P 2 (Old), Village-Kangashiyali, Taluka-Lodhika, District-Rajkot, Gujarat-360022**, vide his authorization dated 31.08.2020

I, **Mr. DINESHBHAI RANCHHODBHAI KAPURIYA** duly authorized by the promoter of **M/S. PUSTI ENTERPRISE** for Project **PUSTI HEIGHTS** , do hereby solemnly declare, undertake and state as under that;

1. I-have a legal title to the land on which the development of - is proposed;

OR

M/S. PUSTI ENTERPRISE have/has a legal title to the land on which the development of **PUSTI HEIGHTS** 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 N.A. 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 31.12.2023
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.

PUSTI ENTERPRISE

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.

PUSTI ENTERPRISE

[Signature]

PARTNER

Mr. DINESHBHAI RANCHHODBHAI KAPURIYA
Partner, M/s. PUSTI ENTERPRISE

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 05 day of Sep, 2020.

PUSTI ENTERPRISE

Identified by

N. Busa

NILESH J. BUSA
Reg. No. G/1597/2013
Advocate, RAJKOT

[Signature]

PARTNER

Mr. DINESHBHAI RANCHHODBHAI KAPURIYA
Partner, M/s. PUSTI ENTERPRISE



Notary's Stamp

Solemnly affirmed before me by
Dineshbhai Ranchhodbhai Kapuriya

who is identified by *Shri N. J. Busa*

Advocate who is personally known to
me on this 05 day of Sep, 2020.

[Signature]
PANKAJ K. BORAD
NOTARY (GOVT. OF INDIA)
RAJKOT

Page No. 16/2020

Serial No. 355

Receipt No. 355

Date 05/09/2020

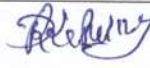
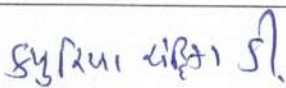
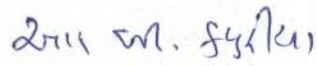
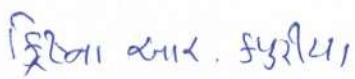
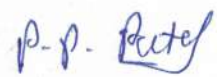
PUSTI ENTERPRISE

F-5, First Floor, Rajpath Avenue, R.K.Park, Opp. Tapovan School, 150feet Ring Road, Rajkot-360004

31.08.2020

TO WHOMSOEVER IT MAY CONCERN

We below named partners of **M/S. PUSTI ENTERPRISE** developing the **PUSTI HEIGHTS** situated at **Plot no. Single Unit-3+ C.P-3, Revenue Survey no. 287 (New) , 67/2 P 2 (Old), Village-Kangashiyali, Taluka-Lodhika, District-Rajkot, Gujarat-360022**, hereby authorized **Mr. DINESHBHAI RANCHHODBHAI KAPURIYA** as a promoter and signatory of our above mentioned project. Further he is authorized to act on behalf of firm with RERA Authority to give Information, Statements and Other necessary Explanation as required under law.

Sr. No.	Name of Partners	Signature
1	DINESHBHAI RANCHHODBHAI KAPURIYA	
2	CHANDRIKABEN DINESHBHAI KAPURIYA	
3	RASIKBHAI BHAGVANJIBHAI KAPURIYA	
4	KRISHNABEN RASIKBHAI KAPURIYA	
5	PARAMANAND CHANGANI	
6	ANSUYABEN CHANGANI	

ACCEPTENCE ,

I, **DINESHBHAI RANCHHODBHAI KAPURIYA** Partner of **M/S. PUSTI ENTERPRISE** accept to agree to act as promoter and authorized signatory of our firm's project **PUSTI HEIGHTS**.

PUSTI ENTERPRISE



PARTNER

Mr. DINESHBHAI RANCHHODBHAI KAPURIYA

Partner, M/s. PUSTI ENTERPRISE

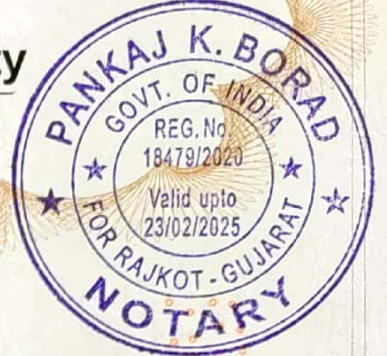


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ49123689651608S

Certificate Issued Date : 05-Oct-2020 11:21 AM

Account Reference : IMPACC (AC)/ gj13195811/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1319581136106867159525S

Purchased by : DINESHBHAI RANCHHODBHAI KAPURIYA

Description of Document : Article 4 Affidavit

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : MS PUSTI ENTERPRISE

Second Party : Not Applicable

Stamp Duty Paid By : MS PUSTI ENTERPRISE

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



[Signature]



LB 0002941299

Statutory Alert:

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Warning

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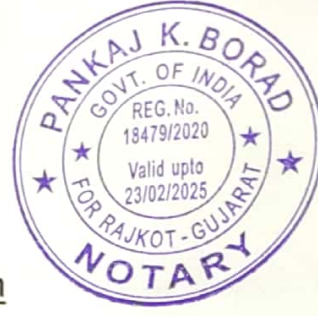
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SHCIL





Affidavit Cum Declaration

Affidavit cum Declaration of **Mr. DINESHBHAI RANCHHODBHAI KAPURIYA** duly authorized by the promoter of **M/S. PUSTI ENTERPRISE** for Project **PUSTI HEIGHTS** situated at Plot no. Single Unit-3+ C.P-3, Revenue Survey no. 287 (New) , 67/2 P 2 (Old), Village-Kangashiyali, Taluka-Lodhika, District-Rajkot, Gujarat-360022, vide his authorization dated 31.08.2020.

I, **DINESHBHAI RANCHHODBHAI KAPURIYA** authorized Signatory of **M/S. PUSTI ENTERPRISE** Promoter of the project **PUSTI HEIGHTS**, 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.

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.

Identified by
N173419
NILESH J. BUSA
Reg. No. G/1597/2013
Advocate, RAJKOT

PUSTI ENTERPRISE
[Signature]
PARTNER

Mr. DINESHBHAI RANCHHODBHAI KAPURIYA
Partner, M/s. PUSTI ENTERPRISE





Solemnly affirmed before me by
Dineshbhai. Kunchhodhai. Karpuriya
who is identified by Shri M. J. Bhusu
Advocate who is personally known to
me on this 05 day of OCT 2020.

Pankaj
PANKAJ K. BORAD
NOTARY (GOVT. OF INDIA)
RAJKOT

Page No. 28/2020
Serial No. 443
Receipt No. 443
Date 05/11/2020



PUSTI ENTERPRISE
Pusti
PARTNER

PUSTI ENTERPRISE

Plot No. 3, Rajpath Avenue, R.K. Park, Opp. Tapovan School, 150 feet Ring Road, Rajkot-360004



31.08.2020

TO WHOMSOEVER IT MAY CONCERN

We below named partners of M/S. PUSTI ENTERPRISE developing the PUSTI HEIGHTS situated at Plot no. Single Unit-3+ C.P-3, Revenue Survey no. 287 (New) , 67/2 P 2 (Old), Village-Kangashiyali, Taluka-Lodhika, District-Rajkot, Gujarat-360022, hereby authorized Mr. DINESHBHAI RANCHHODBHAI KAPURIYA as a promoter and signatory of our above mentioned project. Further he is authorized to act on behalf of firm with RERA Authority to give Information, Statements and Other necessary Explanation as required under law.

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3	RASIKBHAI BHAGVANJIBHAI KAPURIYA	
4	KRISHNABEN RASIKBHAI KAPURIYA	
5	PARAMANAND CHANGANI	
6	ANSUYABEN CHANGANI	

ACCEPTENCE ,

I, DINESHBHAI RANCHHODBHAI KAPURIYA Partner of M/S. PUSTI ENTERPRISE accept to agree to act as promoter and authorized signatory of our firm's project PUSTI HEIGHTS.

PUSTI ENTERPRISE

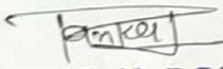
PARTNER

Mr. DINESHBHAI RANCHHODBHAI KAPURIYA
Partner, M/s. PUSTI ENTERPRISE





Attested by


PANKAJ K. BORAD
NOTARY (GOVT. OF INDIA)
RAJKOT.

Page No. 23/2020
Serial No. 444
Receipt No. 444
Date 05/06/2020



भारत सरकार
GOVERNMENT OF INDIA

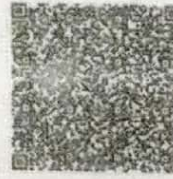


કપુરીયા દિનેશભાઈ રણછોડભાઈ

Kapuriya Dineshbhai
Ranchhodbhai

જન્મ તારીખ/ DOB: 27/07/1979

પુરુષ / MALE



7609 6880 1403



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

મધુવન, સુખસાગર સોસાયટી
મેઘન રોડ, શેરી ન-૨ કોર્નર,
ગોવર્ધન ચોક, 150 ફૂટ રિંગ રોડ,
મવડી, રાજકોટ, રાજકોટ,
ગુજરાત - 360004

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mavdi, Rajkot, Rajkot,
Gujarat - 360004

7609 6880 1403

Signature