



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Sr.No.: L-145/2020

BL

NOTARY

Certificate No. : IN-GJ61545894700119S

Certificate Issued Date : 31-Oct-2020 02:40 PM

Account Reference : IMPACC (AC)/ gj13019111/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1301911160705386354488S

Purchased by : MOTHERLAND INFRAMARK

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : Not Applicable

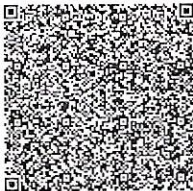
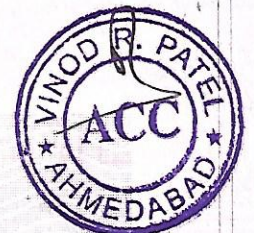
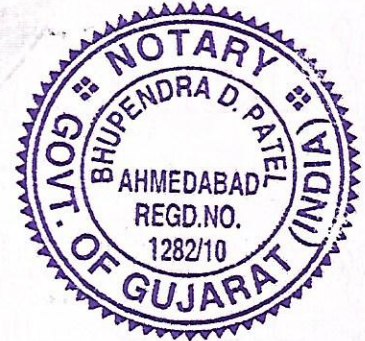
Consideration Price (Rs.) : 0
(Zero)

First Party : MOTHERLAND INFRAMARK

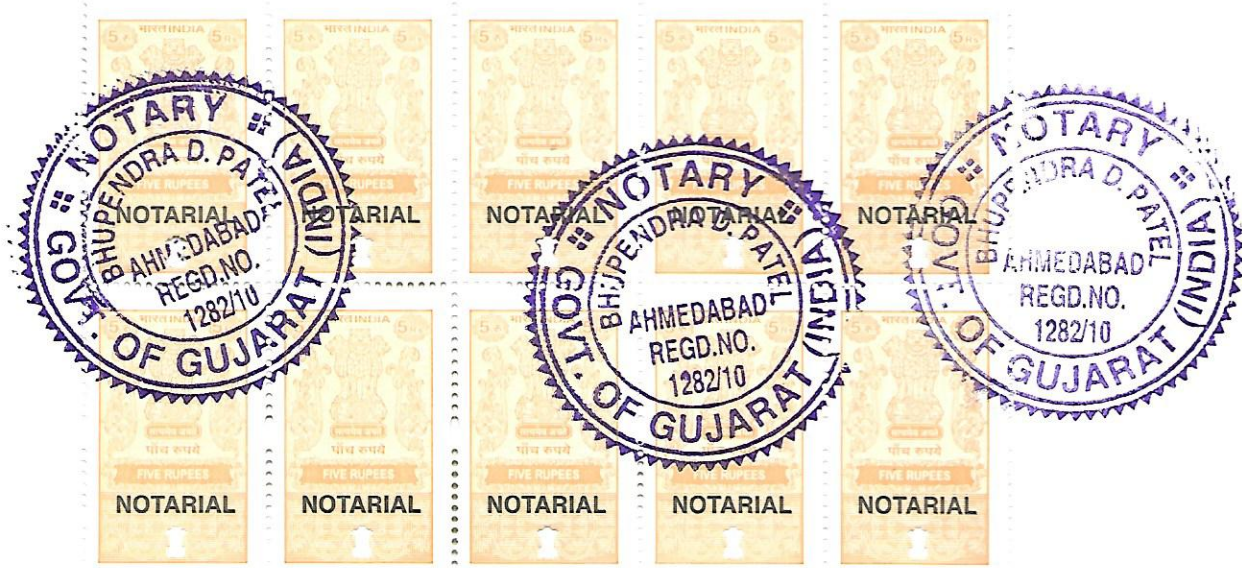
Second Party : Not Applicable

Stamp Duty Paid By : MOTHERLAND INFRAMARK

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



LB0012409710



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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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./Ms. Ashikumar Patel promoter /duly authorized by the promoter of Magnate luxuria (Name of proposed project), vide its/his/her/their authorization dated 31-10-2020

I, Ashikumar Patel promoter/duly authorized by the promoter of Magnate luxuria (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

I/we have a legal title to the land on which the development of Magnate luxuria (Name of the proposed project) is proposed;

OR

_____ have/has a legal title to the land on which the development of _____ (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.

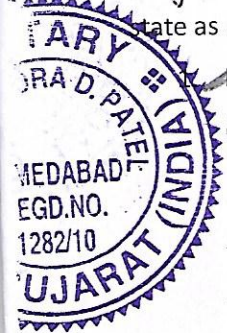
OR

details of encumbrances N. A including details of any rights, title, interest or name of any party in or over such land, along with details.

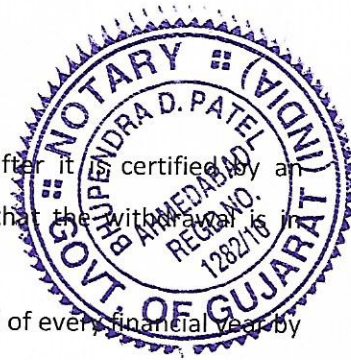
3. the time period within which the project shall be completed by me/us is 31-12-2025

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.




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 Ahmedabad on this 32 day of Oct - 2020
gopi


Deponent



Notary's
SIGN BEFORE ME

B. D. PATEL
NOTARY-GOV. OF GUJ.

MOTHERLAND INFRAMARK

PROJECT : MAGNATE LUXURIA

DATE :03/01/2020

Authorization Letter

To,
Gujarat RERA,
Gujarat

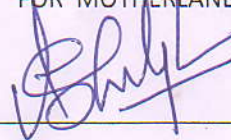
We the Partner of **MOTHERLAND INFRAMARK** at **B/13, Galaxy Signature, Opp. Shukan Palace Bunglows, Science City Road, Sola, Ahmedabad-380060** have appointed following partners as Authorised Partners of partnership firm :

1. MR. ASHITKUMAR SATISHCHANDRA PATEL
2. MR. SUNILKUMAR MANILAL PATEL
3. MR. KUNDANKUMAR BABULAL PATEL
4. MR. BABULAL MANILAL CHAUDHARY

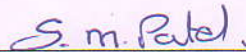
CONFIRMED BY ALL PARTNERS :

FOR MOTHERLAND INFRAMARK

1. MR. ASHITKUMAR SATISHCHANDRA PATEL



2. MR. SUNILKUMAR MANILAL PATEL



3. MR. KUNDANKUMAR BABULAL PATEL



4. MR. BABULAL MANILAL CHAUDHARY



5. MR. VASANT DEVJI SANGHANI





6. MR. NANDUBHAI BHAGAVANBHAI PATEL

NMB

7. MR. SANJAYKUMAR MANILAL PATEL

Sanjay

8. MR. BHUMAN HARDIP BHATT

Bh Hardip

9. MR. VINOD BABULAL PATEL

VBP

PARTNERS

AUTHORISED PERSON NAME : Nemita A. Shah

(For submission of Documents)

SIGN :

Nemita Shah

