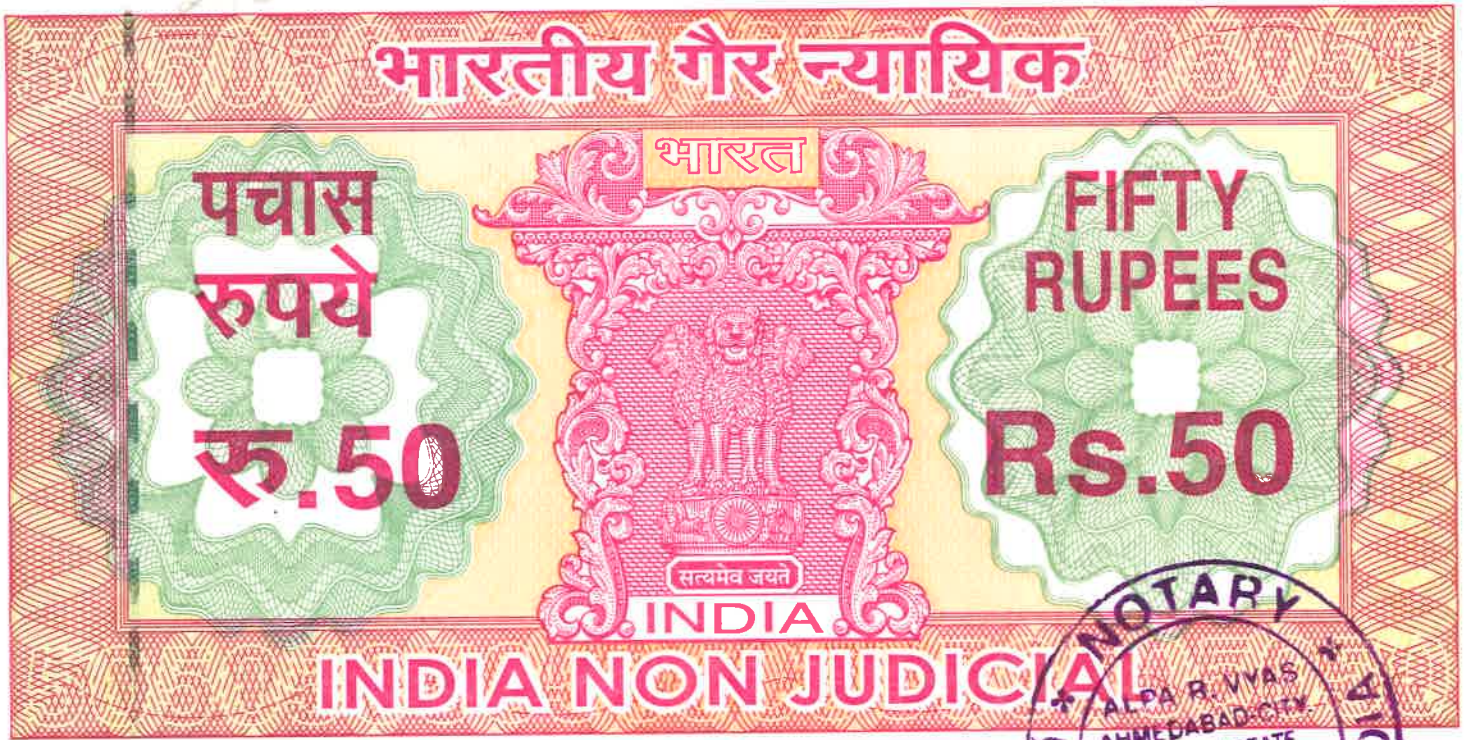




ગુજરાત ગુજરાત GUJARAT

નંબર : 216/3 રૂ.
તારીખ : ૨૦ માટે ૨૦૧૯
નામ : ૨૧મ જીવિત મુખ્ય

ઠેકાણું :

ડે. જી. ફોતરીયા
લા. નં. એસ.બી. ૪૨૯, ૪૨૯/૧૯૯૯
એ-૪, સેલા ફ્લેટ, મેમનગર, અમદાવાદ સહોદરી
સેનારની સહી.....



Sr. No. : 216/3 /2019

ALPA R. VYAS
NOTARY
GOVT. OF INDIA

216/3

AGREEMENT FOR TRANSFER OF COMMON AMENITIES AND FACILITIES
IN PROJECT "ARCUS"

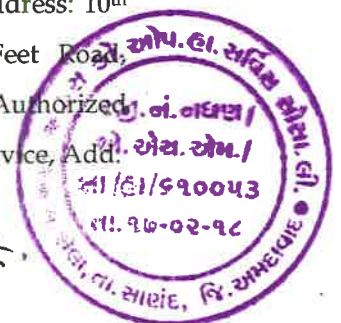
This Agreement is made on 21st day of JUN 2019 at Ahmedabad by and between:

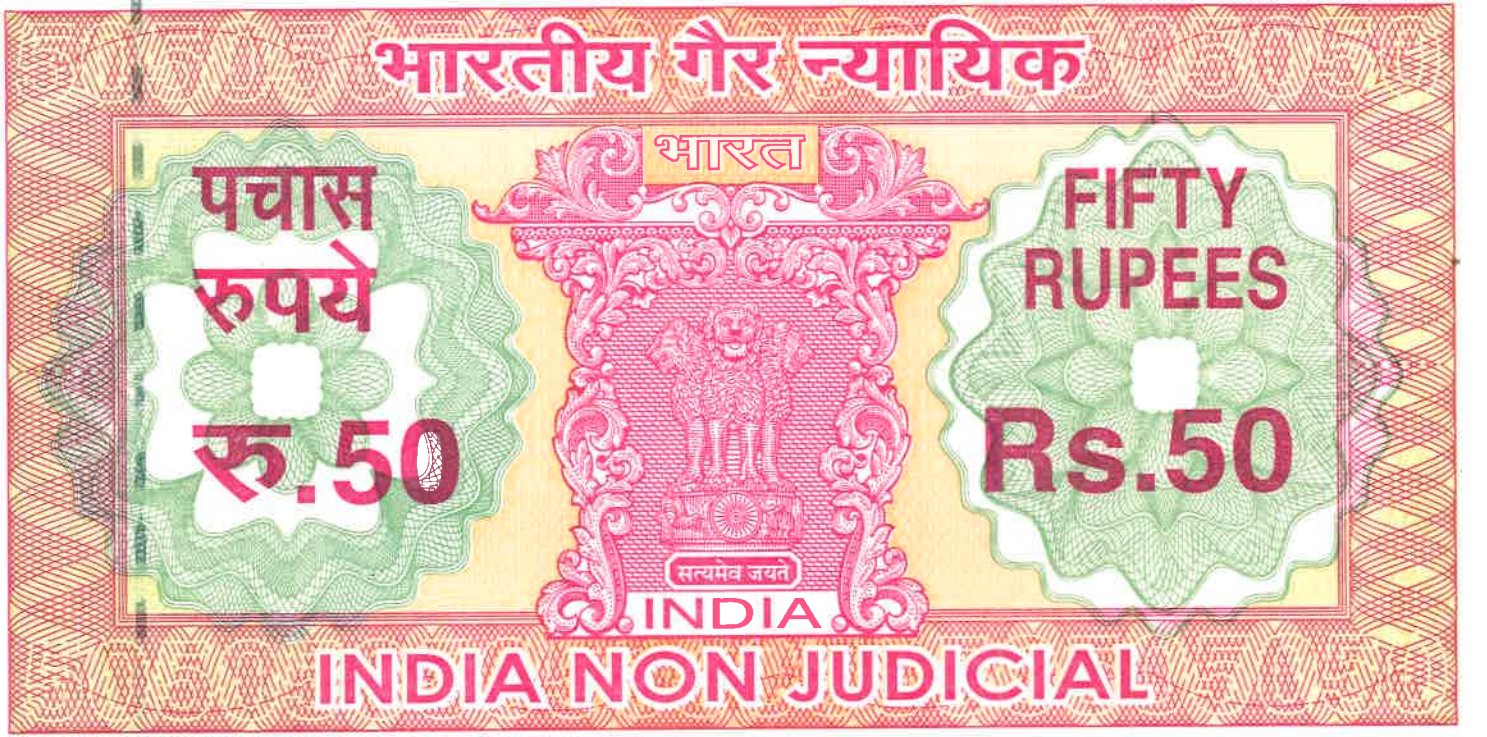
1. SAFAL GOYAL REALTY LLP, (PAN: ACIFS8356D), a Limited Liability Partnership, formed and registered under the Limited Liability Partnership Act, 2008, under No. AAB-5357, Registered on 20th May, 2013, Address: 10th Floor, Commerce House-4, Beside Shell Petrol Pump, 100 Feet Road, Prahladnagar, Satellite, Ahmedabad, represented through its Authorized Signatory, Mr. CHIRAG. SHAH aged about adult, Occupation: Service, Add:

The Arcus Co Op. Housing Service Society Ltd.

Page 1 of 9

Chairman / Secretary





ગુજરાત ગુજરાત GUJARAT

AG 900048

નંબર : 2133 રૂ.
તારીખ : 20 માર્ચ 2016
નામ : રામ કોમે રામ કોમે
ઠેકાણું : માર્ક ઇમ્પી

કે. જી. ફોતરીયા
બા. નં. એસ.બી. 828, 828/1444
એ-8, સેના ફોર્ટ, મેમનગર, અમદાવાદ ના સપ્લેટી
લેનારની સહી.....

સહી



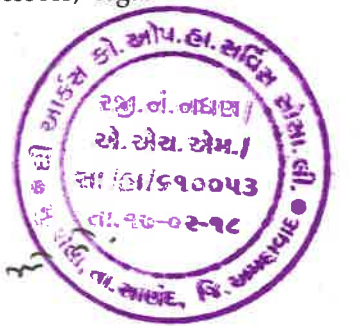
Ahmedabad(Hereinafter in this Agreement referred to as the "First Party" or "Promoter" , which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said "FIRST PARTY", and its Designated Partners, executors, administrators, successors, legal representatives and assigns) of the First Part.

AND

The Arcus Co Op. Housing Service Society Ltd.

Page 2 of 9

Chairman / Secretary



2. **THE ARCUS CO- OPERATIVE HOUSING SERVICE SOCIETY LIMITED (PANNO.AAGAT7242N)** a society registered under the provisions of the Gujarat Co-operative Societies Act, at serial no. 610053, having its registered address at SHELA,TALUKA-SANAND, DISTRICT AHMEDABAD, Skycity Township, Shella, Ahmedabad,represented through its Authorized Signatory Mr. MONESH AMRUTLAL PATEL Aged about adult, Occupation: Service(Hereinafter in this AGREEMENT referred to as the“Society” or “Management Body” or "Second Party", which expression shall unless it be repugnant to the context or meaning thereof be deem to mean and include the said “Society”and all the members/Owners of the ARCUS Project who have purchased units in the project and its successors and assigns) of the Second Part.

The First Party & Second Party shall individually be referred to as Party and collectively as Parties.

WHEREAS:

The **FIRST PARTY** herein is the owner and is seized and possessed of and otherwise well and sufficiently entitled to parcels of lands being Non Agricultural Lands, situate at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing:

- a) Amalgamated Block No. 215, admeasuring about 390927 Sq.mts.,
- b) Block No. 251, admeasuring about 9611 Sq.mts.,
- c) Block No. 305, admeasuring about 11129 Sq.mts., and
- d) Block No. 306, admeasuring about 10016 Sq.mts.,

in all admeasuring about 421683 Sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 21, admeasuring about 418887 Sq.mts.(As per TPO opinion dated: 28-12-2017 the Final plot area is 416627 sqmtrs), or thereabouts (Hereinafter referred to as the “Township Land”)

- (b) The Non Agricultural Use Permission for RESIDENTIAL/COMMERCIAL purpose for the said Township Land has been granted by the District Development Officer, District Panchayat, Ahmedabad as per its Order, dated 1st October / November, 2004, bearing No. MSL/BKhP/SR/380/Vashi 1376 to 1381.

The Arcus Co Op. Housing Service Society Ltd.

Chairman / Secretary

Page 3 of 9

(c) The Ahmedabad Urban Development Authority (AUDA) had approved plans for a Township namely "SKYCITY" (hereinafter referred to as the **said Township**) on the said **Township Land** and had granted development permission bearing No. PRM/232/10/2014/82, dated 7th March, 2015 and approved plans for different distinct and separate projects on specific and different parcels of Township Land, like residential bungalows, row villas, twin villas, apartments, retail spaces, community center, etc. (Hereinafter collectively referred to as the "**approved plans**"). As per the approved plans, a Residential Project named "**ARCUS**" (hereinafter referred to as **said "Project" / "Scheme"**) in "**SKYCITY Township**", is being developed by the **First Party** on land measuring 51200sq meters (hereinafter referred to as **said 'Project Land'**), which is a part of the said Township land.

(d) The First Party has registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the **said "Act"**) with the designated Real Estate Regulatory Authority (hereinafter referred to as the **said "Authority"**) and the said Authority had issued a Registration Certificate dated 04.09.2017 bearing no. PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00065/040917. A copy of the said registration certificate is attached as **Annexure-1**.

As per the said approved plans, the Development work of the said Project on the said **Project Land** has been completed and the Building Use (BU) permission number CMP/5434/1/2018/28 dated 08.02.2018 has been granted by the concerned authority. A copy of the Building Use permission is attached as **Annexure-2**.

(f) The said Service Society has been formed for the specific purpose of managing and maintaining the common areas and amenities of the said Project and all the unit purchasers of the said Project automatically become members of the said Service Society.

(g) As a part of the Project development, the First Party has developed and installed various common amenities and facilities in the said project for common use of the purchasers in the said project and all such common facilities and amenities are more particularly described in the **SCHEDULE I** hereunder written.

The Arcus Co Op. Housing Service Society Ltd.

- (h) As per **Section 17** of the said Act and as per various orders/directions issued by Gujarat Real Estate Regulatory Authority, the said common amenities and facilities are required to be transferred and handed over to the Service Society by way of an Agreement and hence the parties have decided to record the same in writing being this presents.

NOW THIS AGREEMENT WITNESSETH THAT:

- I) The **FIRST PARTY** doth hereby convey, grant, transfer and assure unto the **Society ALL THAT** said **Property in common area and common facilities** (more particularly described in the **Schedule I** hereunder written) **TOGETHER WITH** the administration and maintenance of said common amenities and facilities **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the **First Party** in to, out of or upon the said **Property** or any part thereof **TO HAVE AND TO HOLD** the said **Property** hereby, granted, conveyed and assured or intended or expressed so to be with their and every of their rights, title, interest, easement and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the **MEMBERS of Society** forever as full owners as members of the **Society** and subject to the rules, regulations and resolutions of the **Society**.

The Society hereby confirms that no consideration has been passed by the Society to the First Party for the transfer of common areas and amenities as per this Agreement.

- III) The Society acknowledges that the First Party has provided all common areas and facilities as mentioned by the First Party at the time of registration of the Project under RERA and shall not raise any dispute in future in this regards.

- IV) The Society has checked and verified the specifications, quality and built of said common areas and amenities and has no objections towards the same in any manner and shall not raise any dispute in future.

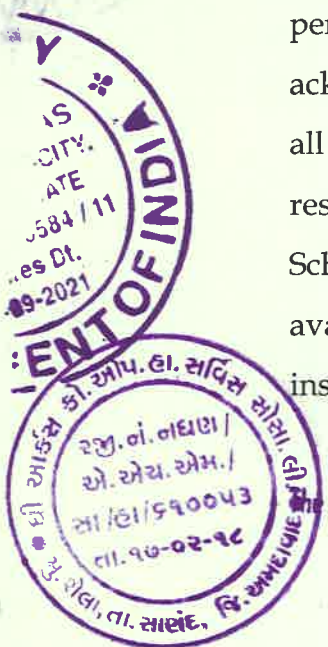
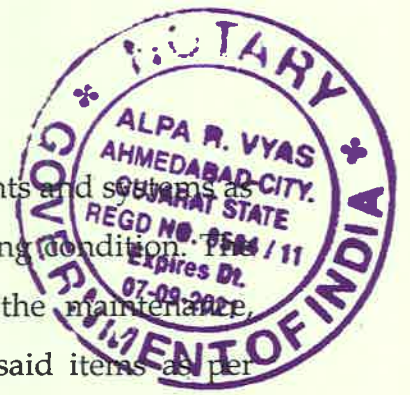
- V) The Parties acknowledge that with the execution of this Agreement the ownership of all the items as per the Schedule-1 of common amenities

shall vest with the Society.
The Arcus Co Op. Housing Service Society Ltd.

VI) The Society has checked the functioning of all equipments and systems as per Schedule-I and found them to be in perfect working condition. The Society hereby confirms that the responsibility for the maintenance, repair and proper up - keep or replacement of the said items as per Schedule-I shall be that of the Society and the members / purchasers of the Project and any loss, damage, injury, accident, death caused due to functioning/ non-functioning or mal-functioning of any system/facility shall be the sole responsibility of the Society and its members and no demand/action/claims whatsoever in respect of the same shall be made against the First Party. The Society hereby covenants that it shall not hold the First Party responsible and absolves the First Party from any liability in future that may arise due to any accident or malfunction of the equipments or systems installed inside the said Project.

VII) The Society shall be responsible to carry out all the day to day, routine repairs, breakdown repairs and maintenance of all common areas and installations within the said Project. This shall include (but not limited to) housekeeping expenses, cleaning, colouring, security expenses, landscape maintenance, equipment or machine maintenance, replacement costs of lightning & fixtures etc. Society shall also be responsible towards breakdown and routine maintenance or repairs of all its installations like boom barriers, bore wells, filtration plant, Gym equipments, home theatre equipments, water supply and drainage lines, pumps and motors, and all other items related to general civil maintenance and as mentioned in Schedule -1.

VIII) The Society and its members shall abide by all the terms and conditions of all approvals and permissions pertaining to the Project including but not limited to approved plans, Environment clearance certificate, NA use permission, BU permission etc. for all times to come. The Society acknowledges and confirms that it shall now onwards be responsible for all statutory compliances as may be required and shall also be responsible for renewal of any permission in respect of any item under Schedule-1 that may be required under the relevant law or otherwise or availing the Annual Maintenance Contracts for the various equipments installed.



The Arcus Co Op. Housing Service Society Ltd.

IX) The First Party has handed over a copy of all the title documents of Project Land and other relevant permissions and approved plans pertaining to the Project to the Society and the Society acknowledges the same.

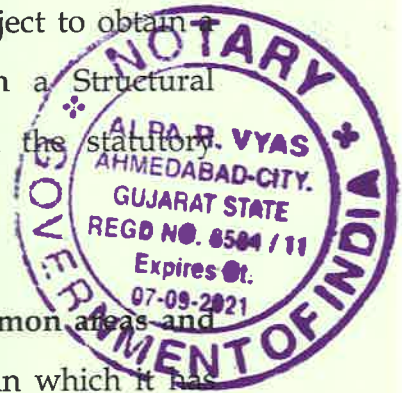
X) It shall be the responsibility of the Society and its members to ensure that the common building and its structures are kept in good repair, such that its structure stability is not compromised in any manner. It will be the responsibility of the Society and the members of the project to obtain Periodic Inspection and Maintenance Certificate from a Structural Engineer. The Society hereby confirms to abide with the statutory requirements in this regards.

XI) The Society shall maintain at its own costs the **said common areas and amenities** in the same good condition, state and order in which it has been delivered and shall abide by all bye laws, rules and regulations of the government, the Ahmedabad Urban Development Authority, Ahmedabad Municipal Corporation, GDCR, Torrent Power Limited/UGVCL and any other authorities, local bodies, and the Society shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye laws and shall observe and perform all the terms and conditions contained in this Agreement.

XII) The Society shall be responsible to take all applicable permissions from the designated authority, the building structure consultant and the engineer on record before carrying out any kind of civil work in the Project. The Society shall not permit any member to carry out any civil works without the written permission of the structure consultant and the engineer on record of the Project.

XIII) This Agreement shall remain valid, enforceable and subsisting for all times to come and shall be binding to the Society and all its present and future members and office bearers.

XIV) The expenses for Stamp Duty, Additional Stamp Duty, (if any) Registration fees, miscellaneous expenses, Lawyer's fees etc in respect of this Agreement shall be borne by the Society alone.



Chairman / Secretary of 9

33 33 17

XV) THAT the **FIRST PARTY M/s. SAFAL GOYAL REALTY LLP** has authorized and appointed **Mr. CHIRAG SHAH**, as the Authorized Signatory of the said **FIRST PARTY**, to sign and execute this Agreement on behalf of the said **FIRST PARTY**.

XVI) THAT the **SECOND PARTY i.e. THE ARCUS CO- OPERATIVE HOUSING SERVICE SOCIETY LIMITED** has, vide its resolution dated 11.03.2018, authorized and appointed its Chairman / Secretary **Mr. MONESH AMRUTLAL PATEL**, as the Authorized Signatory of the said **SECOND PARTY**, to sign and execute this Agreement on behalf of the said **SECOND PARTY**.

The schedule above referred to is mentioned hereunder:-

SCHEDULE- I

(Description of common areas and amenities / facilities in ARCUS Project transferred to Society)

- Club House building having amenities like Swimming pool, Indoor Games Gymnasium, Mini Theatre, Activity room, Yoga Terrace, with all its installations and equipment.
- Open Play Areas
- SQUASH COURT with all its installations and equipments.
- Common roads, kerbing and pavements
- Common Landscape gardens with all its features.
- Common electric meters, cables and wirings
- Water system, drainage lines, Pumps and motors
- Underground Water tanks
- Equipments / appliances installed in common areas
- Light fixtures and street lights in common areas
- Furniture items installed in common areas
- Security cabins and other utility rooms
- Sewage Treatment Plant (STP)
- Common DG SET.
- All and any other item of common in nature and for the common use of all the members of the project.

The Arcus Co Op. Housing Service Society Ltd.

Chairman / Secretary

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed the
irrespective hands hereunder on this 21st day of June, 2019 at Ahmedabad.

FIRST PARTY

M/S SAFAL GOYAL REALTY LLP. a Limited Liability Partnership firm, through its
Authorized Signatory, Mr. CHIRAG SHAH, who has signed hereunder

For, SAFAL GOYAL REALTY LLP

Designated Partner / Authorized Signatory

(FIRST PARTY)



SECOND PARTY

THE ARCUS CO- OPERATIVE HOUSING SERVICE SOCIETY LIMITED a
society registered under the provisions of the Gujarat Co-operative Societies Act
through its Authorized Signatory, Mr. MONESH AMRUTLAL PATEL, who has
signed hereunder



The Arcus Co Op. Housing Service Society Ltd.

Chairman / Secretary

(SECOND PARTY)



WITNESSES:-

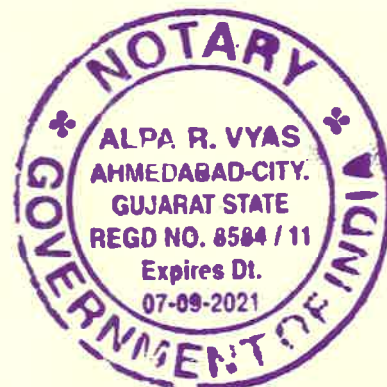
[1] _____

[2] _____

Annexure:

1. COPY OF RERA REGISTRATION CERTIFICATE
2. COPY OF BU PERMISSION

IDENTIFIED BY ME
ADVOCATE
NAME Karenkumar
Sanau No. G. 2804/1939



27/6/19
**SIGNED
BEFORE ME**

Alpa R. Vyas
NOTARY
GOVT. OF INDIA



सत्यमेव जयते

भारत सरकार
GOVERNMENT OF INDIA



शाह चिराग

Shah Chirag

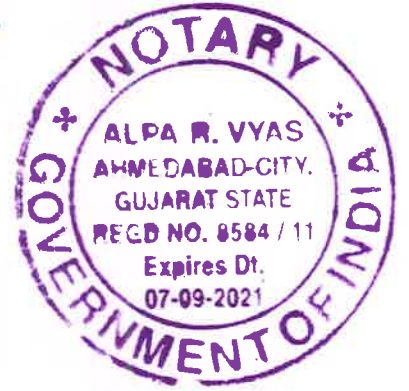
DOB: 03-11-1979

Gender: Male



4869 0546 1158

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नमूना: बिपीनचंद्र, 5, लोकजीवन
सोसायटी, मनियाशा सोसायटी नी
पासे, म्युनिसिपल स्कूल सामे,
मणिनगर(ई), अमदावाद शहर,
मणीनगर, अमदावाद सिटी,
अमदावाद, गुजरात, 380008

Address:

S/o: Bipinchandra, 5, Lokjivan
Society, Near Maniasha Society,
Opp Municipal School, Maninagar
(e), Ahmedabad City, Maninagar,
Ahmadabad City, Ahmedabad,
Gujarat, 380008



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

CBS/leh





ભારતીય વિશિષ્ટ ઓળખપત્ર પ્રકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણી નંબર / Enrollment No 21414362125570

To
મોરેશ અમરુત પટેલ
137
Moresah Amrut Patel
Karamchela Society
Naranpura Cross Road Naranpura
Ahmedabad City
Naranpura Vistar Ahmedabad City Ahmedabad
Gujarat 380013
9879056150

Ref: 103 / 10A / 226107 / 228027 / P



SB153402410FH



તમારો આધાર નંબર / Your Aadhaar No. :

9355 1346 1818

મારો આધાર, મારી ઓળખ



સોરઠવાડકાર
Government of India
મોરેશ અમરુત પટેલ
Moresah Amrut Patel
જન્મ તારીખ / DOB : 09/03/1973
પુરુષ / Male



9355 1346 1818

મારો આધાર, મારી ઓળખ





Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujarat

Website: gujrera.gujarat.gov.in, Email: inforera@gujarat.gov.in

FORM - C

REGISTRATION CERTIFICATE OF PROJECT

[See Rule 6(1)]

1. This registration is granted under section 5 to the following project under project registration number :-

PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00065/040917

Project Name & Address :-

ARCUS VILLA

07 Club Road, Off S. P. Ring Road,, Shela, Sanand, Ahmedabad, Gujarat

Remarks:

TP/Revenue Village:1(SHELA), FP/Survey No:21, Sub Plot:-, Block:TYPE C

Promoter Name & Address :-

SAFAL GOYAL REALTY LLP Limited Liability Partnership

10th Floor, Commerce House - IV,, Beside Shell Petrol Pump, Prahladnagar,, Ahmedabad, Gujarat

2 This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
- The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4.
- The registration shall be valid for a period of 4 Years, 0 Months, 25 Days commencing from Dt.2015-03-07 and ending with Dt.2019-03-31 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act: rules made thereunder.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Date: 2017-09-04

Place: Gandhinagar



Signature valid

Digitally Signed by : BACHANI KISHORE LEKHRAJ
Reason : Digitally Signed Certificate
Location : Gandhinagar
Signed Date : 04/09/2017 07:39:56 PM

Signature and Seal of the Secretary
Gujarat Real Estate Regulatory Authority



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

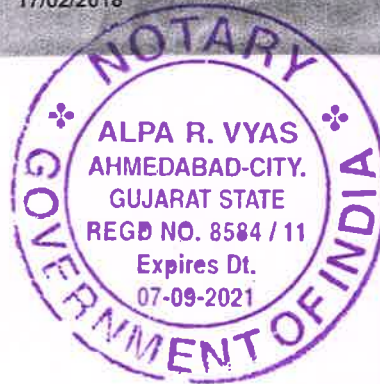
AAGAT7242N



नाम / Name
THE ARCUS CO-OP HOUSING
SERVICE SOCIETY LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
17/02/2018

08022018





-: Certificate of Registration:-

No.- 610053

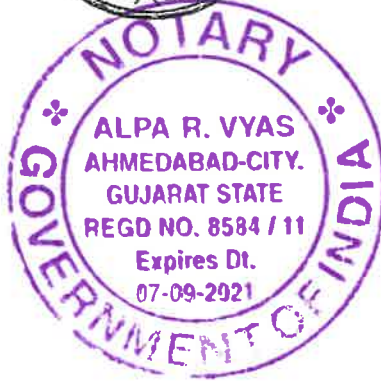
This is here by certified, that THE ARCUS CO OP HOUSING SERVICE SOC LTD, Shela, Taluka - Sanand, District - Ahmedabad, is registered today as per section 9 of 10th Act of Gujarat of 1962 (Gujarat co-operative societies Act. 1961).

Place :- Ahmedabad

Date :- 17/02/2018



Pratima Karmar
District Registrar (Housing)
Co-operative societies (HOUSING),
Government of Gujarat
Ahmedabad



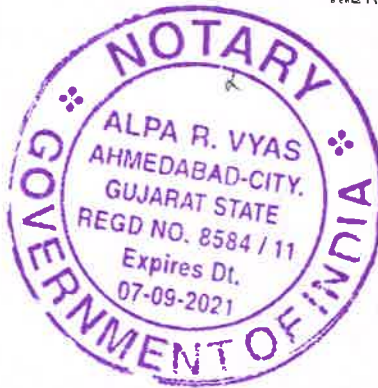
સોસાયટીની તા. ૧૧.૦૩.૨૦૧૮ ના રોજ મળેલ મીટીંગમાં પસાર થયેલ ઠરાવ નં. ૨/એ ની ખરી નકલ.

આપણી સોસાયટીની માલિકીની મોજે શેલાની ટી.પી.એસ. નં. ૧ ની ફાઈનલ પ્લોટ નં. ૨૧, સર્વે નં. ૨૧૫, ૨૫૧, ૩૦૫ તથા ૩૦૬ કુલ્લે ની ૪,૧૮,૮૮૭ ચો.મીટર માંથી ફાળવેલ જમીન ૫૧૨૦૦ ચો.મીટર બીનખેતીની જમીનમાં "આર્કસ" નામની સ્કીમ જે સફલ ગોયલ રીયલ્ટી એલ.એલ.પી. દ્વારા બનાવવામાં આવેલ છે. સદર "આર્કસ" ની સ્કીમની કોમન એમેનીટીઝ જેવી કે બોરવેલ, સી.સી. ટી.વી. કેમેરા, કોમન લાઈટ ફીટીંગ, ઓટોમેટીક બુમ બેરીયર સીસ્ટમ, સોસાયટીનો કોમન એરીયા વિગેરે સોસાયટીની તમામ કોમન એમેનીટીઝ આપણી સોસાયટી દ્વારા જોઈ તપાસી લીધેલ છે જે તમામ ચાલુ હાલતમાં છે તથા સદર કોમન એમેનીટીઝને સોસાયટીના માલિકી તથા કબજા હેઠળ લાવવા; જરૂરી કરારો, એગ્રીમેન્ટ વિગેરેમાં સહીઓ કરવા સારૂ આપણી સોસાયટીના ચેરમેન શ્રી મોનેશ અમૃતલાલ પટેલ તથા સેક્રેટરી અનુપ રમેશચંદ્ર જાલનને આથી સત્તા આપવાનું આથી સર્વાનુમતે ઠરાવવામાં આવે છે.

ઠરાવ સર્વાનુમતે મંજૂર

The Arcus Co Op. Housing Service Society Ltd.

Chairman Secretary





Goyal
& Co. creating
landmarks
since 1971



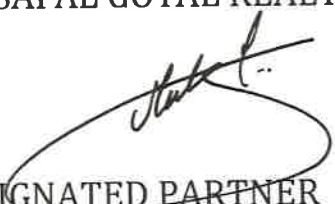
Date: 08/02/2018

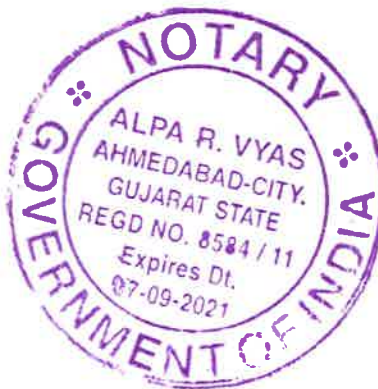
TO WHOM IT MAY CONCERN

AUTHORITY LETTER

This is hereby resolved that, **Mr. Chirag B. Shah**, be and is hereby authorized as our “**Authorized Signatory**” to sign and execute the necessary “**AGREEMENT FOR TRANSFER OF COMMON AMENITIES AND FACILITIES IN PROJECT “ARCUS”**” with the Society formed and registered for the common areas management and maintenance of the said project.

For SAFAL GOYAL REALTY LLP


DESIGNATED PARTNER



Safal Goyal Realty LLP

10th Floor, Commerce House - 4,
Beside Shell Petrol Pump,
100ft Road, Prahladnagar,
Satellite, Ahmedabad-380015

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Fax : +91 79 26931770

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અમદાવાદ શહેરી વિકાસ સત્તામંડળ

સરદાર વલ્લભભાઈ પટેલ સંકુલ, ઉસ્માનપુરા, આશ્રમપોડ, અમદાવાદ-૧૪

ફોન : (ઓફિસ) ૨૭૫૪૫૦૫૧ - ૫૪. ફેક્સ : (૦૭૯)-૨૭૫૪૫૦૬૧

ઈ મેઇલ : auda_urban@yahoo.co.in વેબસાઇટ : www.auda.org.in

ફોર્મ- ૧૩
(જુઓ નિયમ -૭)

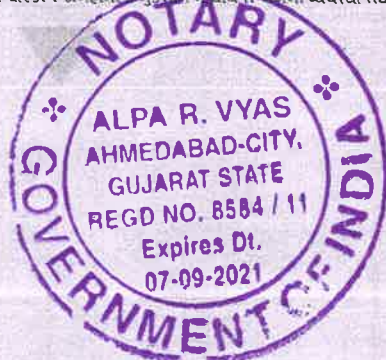
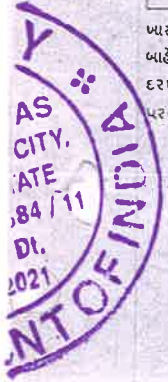
વપરાશ અંગેનું પ્રમાણપત્ર

આથી હું પ્રમાણિત કરું છું કે, Authorised Signatory Mukesh G Agarwal for Safal Goyal Realty LLP/10th Floor Commerce house -4 near Prahlad nagar Ahmedabad 380015 સીટી સર્વે નં./રે. સર્વે નં./બ્લોક નં 251,215,305,306 ગામ SHELA તાલુકો SANAND જિલ્લો AHMEDABAD નગર રચનાયોજના નંબર T.P.1(SHELA) ના અંતિમખંડ નંબર 21 સબપ્લોટ નં કે જેનું ક્ષેત્રફળ 416627 ચો.મી. છે. તે બિલ્ડિંગ/ ફ્લેટ / બ્લોક નં / ટેનામેન્ટ નંબર TYPE-C,D & Community hall-4&7 કે જે અમદાવાદ શહેરી વિકાસ સત્તામંડળ વિસ્તારમાં આવે છે. જેમાં તા. 20-01-2018 ની આપની અરજીનાં સંબંધે અત્રેથી તા. 22/01/2018 ના રોજ કરાયેલ સ્થળ નિરીક્ષણ મુજબ નીચે દર્શાવેલ મુજબની હયાત સ્થળ સ્થિતિની વિગત માલુમ પડેલ છે.

ઉપરોક્ત બાંધકામ લાયસન્સી આર્કિટેક્ટ/એન્જીનીયર શ્રી Gautam Gunvantbhai(ENGG/1041) ની દેખરેખ હેઠળ, કરવામાં આવેલ છે. સદર વિકાસ, જનરલ ડેવલપમેન્ટ કંટ્રોલ રેગ્યુલેશન તથા અત્રેથી આપવામાં આવેલ વિકાસ પરવાનગી પત્ર ક્રમાંક PRM/232/10/2014/82 Dt:7/3/2015 માં રાખેલ શરતો પ્રમાણે હોઈ, અત્રેથી આપેલી વિકાસ પરવાનગીમાં સુચિત કરેલ (Low Rise Buildings) Tenement નં: GR.+2 ફ્લોર મળી કુલ 134, RESIDENTIAL+COMM. HALL એકમ પુરતી જ નીચે દર્શાવેલ હેતુ માટે આ સાથેની શરતોને આધિન સ્થળે થયેલ બાંધકામને વપરાશનું પ્રમાણપત્ર આપવામાં આવે છે.

અ.નં.	ફ્લોર	વિકાસનું ઉપયોગી (ચો.મી.)	વિકાસનો ઉપયોગ	એકમની સંખ્યા	રીમાર્ક
1	સેલર/ભોંયડુ (૧)	5609.60	STORE	---	DWALING-2 PART B.U
2	હોલોપ્લીનથ	---	---	---	TYPE-C:128 RESI.TENA
3	ગ્રાઉન્ડ ફ્લોર	14179.27	RESIDENTIAL+COMM.HALL	132+02	TYPE-D:04.RESI.TENA
4	ફર્સ્ટ ફ્લોર	13349.31	RESIDENTIAL	---	COMMUNITY HALL:04&07(02-UNIT)
5	સેકન્ડ ફ્લોર	8337.96	---	---	TENA:NO AS PER LAY OUT and BUILDING PLAN
6	સ્ટેર કેબીન	---	---	---	TOTAL USE F.S.I AREA:33264.22 SQ.MT
7	મશીન રૂમ	---	---	---	---
8	O.H.W.TANK	1021.76	---	---	---
	કુલ:	42497.90	RESIDENTIAL+COMM.HALL	134	---

ખાસ શરત:- (૧) સત્તામંડળ/સરકાર/પ્રીક્લિયર ઓફીસર કમીટી ધ્વારા વખતોવખત જે હુકમ / આદેશ / સુચન / કરવામાં આવે તે ડેવલોપર્સ ને બંધન કરતો રહેશે. (૨) ટાઉનશીપ અંગે આપેલ બાહેધરી પત્રની તમામ શરતોનું પાલન કરવાનું રહેશે. (૩) ટાઉનશીપ અંગે આપેલ ENVIRONMENT CLEARANCE મુજબ ની તમામ શરતોનું પાલન કરવાનું રહેશે. (૪) વિકાસ યોજના ની દરખાસ્તો બંધનકર્તા રહેશે (૫) સ્થળે અન્ય બાંધકામ ચાલુ હોય તેના કારણે બી.યુ. મકાન ધારકોને જાનહાની કે ગુરુમીન નુકસાન થાય તેમજોની વ્યવસ્થા તથા તકેદારી રાખવાની શરતે વપરાશ પરવાનગી આપેલ છે



રવાના કર્યું, મારફત

નોંધ પર મુ.કા.અ.શ્રીનો સંદર્ભ છે.

8 FEB 2018

આઈ.એફ.પી.નં:
ક્રમાંક: PRM/232/10/2014/82 Dt:7/3/2015
વપરાશ : CMP/5434/1/2018/28
તારીખ : 05-02-2018

મહાનગર નિયોજક
અમદાવાદ શહેરી વિકાસ સત્તામંડળ
અમદાવાદ.

સીનીયર નજર નિયોજક
અમદાવાદ શહેરી વિકાસ સત્તામંડળ,
અમદાવાદ

શરતો:-

- ૧ જનરલ ડેવલપમેન્ટ કંટ્રોલ રેગ્યુલેશનના વિનિયમ નં.૨૬ જનરલ ડેવલપમેન્ટ રેગ્યુલેશનના વિનિયમ નં.૨૯ ની જોગવાઈ અનુસાર ઇમારતની સાયવણી, જાળવણી અને મરામત વખતોવખત કરવાની ખાસ શરતે વપરાશનું પ્રમાણપત્ર આપવામાં આવે છે.
- ૨ પ્રવતેમાન અથવા જે તે સમયના કાયદા અન્વયે ભરવાના થતા સત્તામંડળ અને સ્થાનિક સંસ્થાના કરવેરા ભરવાના રહેશે.
- ૩ ભવિષ્યમાં સદરહુ વિસ્તારની નગર રચના યોજના હેઠળ જમા કરાવવાનો થતો નગર રચના યોજનાની દરખાસ્ત મુજબનો નેટ ડીમાન્ડ, ડ્રેનેજ ચાજ તથા અન્ય ફી, ડિપોઝીટ વિગેરે જમા કરાવવાની રહેશે.
- ૪ જાહેર હેતુના મકાનમાં અગ્નીશામક સુવિધાઓ, ચીફ ફાયર ઓફિસરશ્રી, અમદાવાદ/ગાંધીનગરના નિયમો પ્રમાણે કરેલ છે. તે અંગે ચીફ ફાયર ઓફિસરશ્રી, અમદાવાદ/ગાંધીનગરના તા.-----ના પ્રમાણપત્રની શરતોની આધિન આ વપરાશનું પ્રમાણપત્ર આપવામાં આવે છે.
- ૫ વપરાશના હેતુમાં ફેરફાર કરતાં પહેલાં પૂર્વે મંજૂરી લેવાની રહેશે.
- ૬ આ બાંધકામનો વપરાશ પયોવરણને લગતી કારક અને ઉપદ્રવકારી ન થાય તે રીતે વપરાશ કરવાનો રહેશે. તેમજ આસપાસના વિસ્તાર અને વિસ્તારના રહિશોને અસુવિધારૂપ કે મુશ્કેલરૂપ ન થાય તે રીતે વપરાશ કરવાનો રહેશે.
- ૭ પાકિંગ માટે ખુલ્લા રાખેલા ક્ષેત્રફળના માપ કે ઉપયોગમાં કોઈ ફેરફાર કરવાનો રહેશે નહીં.
- ૮ ક્ષત્રે સ્થળ ઉપરના હયાત માજીન, સ્ટેરકેશ, લીફ્ટ, કોમન પ્લોટ વિગેરે જેવા સહિયારા વપરાશ માટે મંજૂર થયેલ પ્લાનમાં દર્શાવેલ તમામ ખુલ્લી જગ્યા કે બાંધકામવાળી જગ્યાના માપમાં કે ઉપયોગમાં કોઈ ફેરફાર કરવાનો રહેશે નહીં.
- ૯ આ પ્રમાણપત્રથી બાંધકામની તેમજ બાંધકામ માટે વપરાયેલ માલ-સામાનની ગુણવત્તા પ્રમાણિત કરવામાં આવતી નથી અને તે અંગે સત્તામંડળની કોઈ જવાબદારી રહેતી નથી કે રહેશે નહીં.
- ૧૦ આ પ્રમાણપત્રથી બાંધકામના સ્ટ્રક્ચરલ સ્ટેબીલીટી કે સ્ટ્રક્ચરલ સ્ટ્રેન્થ પ્રમાણિત કરવામાં આવતી નથી અને તે અંગે સત્તામંડળની કોઈ જવાબદારી રહેતી નથી કે રહેશે નહીં.
- ૧૧ ઉપરની કોઈ પણ શરતોનો ભગ થયેથી આ વપરાશનું પ્રમાણપત્ર આપોઆપ ૨૬ થયેલ ગણાશે.
- ૧૨ જી.ડી.સી.આર ની જોગવાઈ નં-૨૩,૨૪,૨૫,૨૭ મુજબની તમામ જાળવણી કરવાની સહેશે.



રવાના કર્યું, નારકત

નોંધ પર મુ.કા.અ.શ્રી.સી.સર્કો.છે.

8 FEB 2018

આઈ.એફ.પી.નં:

ક્રમાંક: PRM/232/10/2018/82 Dt:7/3/2015

વપરાશ : CMP/5434/1/2018/28

તારીખ: 05-02-2018

મહત્વ ની નગર નિયોજીત અમદાવાદ શહેરી વિકાસ સત્તામંડળ અમદાવાદ

સીનીયર નગર નિયોજક

અમદાવાદ શહેરી વિકાસ સત્તામંડળ

અમદાવાદ



0161
42



Sr. No. 1 0161 /2022

ALPA R. VYAS
NOTARY
GOVT. OF INDIA
4 FEB 2022

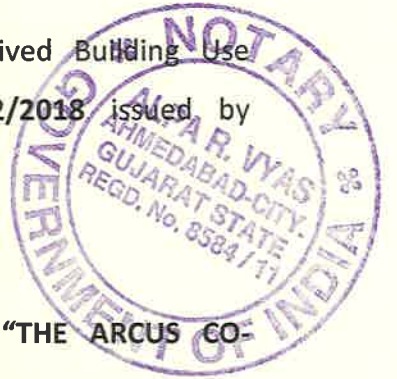
AFFIDAVIT

I, **CHIRAG B SHAH** age **ADULT** years, residing at **5-LOKJIVAN SOCIETY ,
OPP MUNICIPAL SCHOOL , MANINAGAR EAST ,** having office at **10TH &
11TH FLOOR,SAFAL PROFITAIRE, CORPORATE ROAD ,PRAHLADNAGAR**
Promoter of the **ARCUS** real estate project/duly authorised by Promoter of
the **ARCUS** real estate project vide his/their authorisation dated
30/06/2017 in this regard, do hereby solemnly declare, undertake and
state on oath in compliance of Section 17 of the Real Estate (Regulation
and Development) Act, 2016 as under :

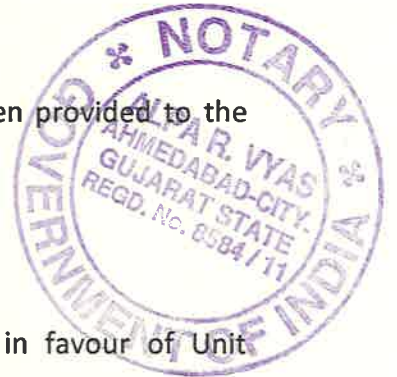
THE KALUPUR COMM. CO-OP
BANK LTD.
ANANDNAGAR BR.
AHMEDABAD-380015
GUJSOS/AUTH/IAV/203/2007
32445
32445
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SPECIAL
ADHESIVE
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INDIA
SANKSHIT
GUJARAT
R0000307-PB618
1301

1. That , I/Promoter have/has registered our/their **ARCUS** Real Estate Project under the Real Estate (Regulation and Development) Act, 2016 with Gujarat Real Estate Regulatory Authority vide Registration No. **PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00065/040917** dated **04/09/2017**.
2. That, the said project is completed and has received Building Use Permission No. **CMP/5434/1/2018/28** dated **08/02/2018** issued by **AHMEDABAD URBAN DEVELOPMENT AUTHORITY**.
3. That, I/Promoter have/has formed and registered "**THE ARCUS CO- OPERATIVE HOUSING SERVICE SOCIETY LIMITED.**" having registration number **610053** for the said project (Here mention the same of society or association of allottees etc. as applicable as per the provision of the said Act and Rules made thereunder.) At the time of execution of transfer of common amenities agreement executed earlier and submitted to GUJRERA **Mr. JIGISH MEHTA** was the Chairman of the Society.
4. That, all the development work and construction of the common areas and facilities of the said project has been completed and is ready for use. The nature, extent and description of the common areas and facilities of said projects are particularly described in Annexure A, annexed hereunder.
5. That, all the common area and common facilities along with the Administration of undivided proportionate land has been transferred and handed over to the above referred "**THE ARCUS CO- OPERATIVE HOUSING SERVICE SOCIETY LIMITED.**" by document dated **21/06/2019**. as per Section 17 of the Real Estate (Regulation and Development) Act, 2016 and the Gujarat real estate (regulation and development) (general) rules 2017 rule 9 and para (9) of draft agreement for sale and as required at that time we had executed and filed with RERA an affidavit dated 14/03/2018 (Attached herewith).This Affidavit is filed under intimation to file a revised Affidavit vide RERA Circular No. 57/2021 dated 10/11/2021.
6. That, Project Architect **M/S APURVA AMIN ARCHITECTS**, whose COA No. is **CA/2004/33949** has given Form 4/4A.



7. That, Chartered Accountant, **Mr. PIYUSH V AGRAWAL & CO.** Registration No. **109775** has given final Form 3.
8. That, as on 14/03/2018 -Date of Execution of previous Affidavit , out of the total **132** units, we have booked **131** number of units and balance **1** number of units are still pending for sale. we have executed Sale deed of **4** units as per the "Agreement for Sale" as prescribed by us at the time of registration of the project with Gujarat Real Estate Regulatory Authority.
9. That, the details of sold/unsold/booked units have been provided to the Service Society Management.
10. That, after execution and registration of Sale Deed in favour of Unit Purchaser, the Unit Purchasers are made members in the Service Society.
11. That, the master file including the land documents, title clearance certificate, NA permission, NOC's required for the project, all layouts and building plans, original BU permission, etc. has been handed over to the Cooperative Housing Service Society.
12. That, whatever funds/contributions received from the members towards Service Society was deposited with the Service Society's bank account No. SB A/C NO. **107008249518** ,bank **THE AHMEDABAD DISTRICT CO OP BANK LTD**, branch **SATELLITE** and relevant information was given to Service Society Management , moreover, books of accounts , cheque book has also been given to service society Management.
13. That, records including Minutes Book/Agenda papers and various register(s) has been handed over to the Service Society.
14. That, I/Promoter had not availed any loan/the loan has been paid off and as such there is no Encumbrance of the legal titles or rights of the allottees or the Association of Allottees of the said project.



15. That, I/promoter or Contractor engaged at project **ARCUS** had paid **Rs.12,74,940/-** towards all the applicable Labor Cess under Building and Other Construction Workers Welfare cess Act, 1996 to the Government Authorities and I hereby submit the payment receipt in this regard.
16. That, I/Promoter has paid all the sums due to the Government authorities upto 21/06/2019.
17. That, all necessary compliances under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder applicable on us have been completed by as on date. Date of my said project completion is **31/03/2019** as indicated in my RERA Registration.

For, SAFAL GOYAL REALTY LLP

**Designated Partner / Authorised Signatory
Deponent**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

4 FEB 2022

Verify by me at **AHMEDABAD** on this ___TH day of ___2022



**Deponent
For, SAFAL GOYAL REALTY LLP**

Designated Partner / Authorised Signatory

IDENTIFIED BY ME

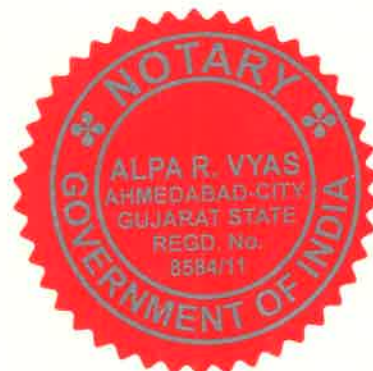
**ADVOCATE
Rajesh K. Shah
Sanad No. G / 2408 / 1999**



**SOLENNY AFFIRMED
BEFORE ME**

**ALPA R. VYAS
NOTARY
GOVT. OF INDIA**

4 FEB 2022

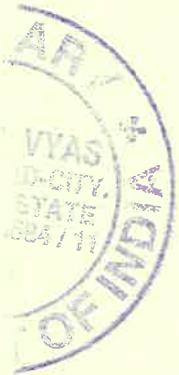


The Annexure-A above referred to is mentioned hereunder:-

ANNEXURE-A

(Description of common areas and amenities / facilities in ARCUS Project transferred to Society)

- Club House building having amenities like Swimming pool, Indoor Games Gymnasium, Mini Theatre, Activity room, Yoga Terrace, with all its installations and equipment.
- Open Play Areas
- SQUASH COURT with all its installations and equipments.
- Common roads, kerbing and pavements
- Common Landscape gardens with all its features.
- Common electric meters, cables and wirings
- Water system, drainage lines, Pumps and motors
- Underground Water tanks
- Equipments / appliances installed in common areas
- Light fixtures and street lights in common areas
- Furniture items installed in common areas
- Security cabins and other utility rooms
- Sewage Treatment Plant (STP)
- Common DG SET.
- All and any other item of common in nature and for the common use of all the members of the project.





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

नो पुत्र: बिपीनचंद्र, 5, लोकजीवन
सोसायटी, मनियाचा सोसायटी नी
पासे, म्युनिसिपल स्कूल सामे,
मनिनगर(ई), अमदावाड शहर,
महानगर, अमदावाड सिटी,
अमदावाड, गुजरात, 380008

Address:

S/o: Bipinchandra, 5, Lokjivan
Society, Near Maniasha Society,
Opp Municipal School, Maninagar
(e), Ahmedabad City, Maninagar,
Ahmadabad City, Ahmedabad,
Gujarat, 380008



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1800 300 1947

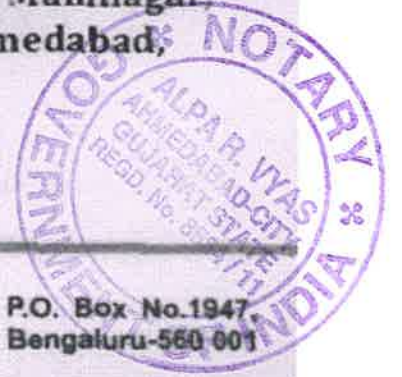


help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



शाह चिराग

Shah Chirag

DOB: 03-11-1979

Gender: Male



4869 0546 1158

आधार - आम आदमी का अधिकार

NOTARY
R. VYAS
MAD-CITY,
STATE
04/11
INDIA



Ahmedabad Urban Development Authority

Sardar
Ahyerabad Urban Development Authority
Patel Bhavan, Usmanpura, Ashram Road,

Ahmedabad-380-014; Phone: 2754509, 2754506; Fax: (079) 27545061

FOR DEPOSITOR

8102-09-14 D-9P, J

Particulars	2016-17
Account	
Bellarmine Deposit	
Sheta-1	4,86,11,871.00 Cr
Labour Class Charges (PRM)	
Sheta-1	12,74,940.00
Landmark Charges	
Building Right Fee	4,000.00
Tree Plantation Permission	100.00
Sheta-1	50,250.00
Free Plantation Permission Deposit	
Sheta-1	2,88,000.00
Sewerage Charges Permission (PRM)	
Sheta-1	3,01,500.00
Solid Waste Management	
Sheta-1	10,060.00

1. **Исходные данные:**

THE CHINESE NEWSPAPER

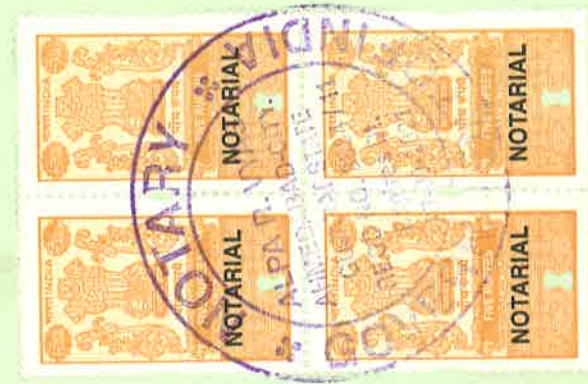
...in accordance with:

07-07-2019 16:28:34
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Receipt is valid subject to realization of cheque / D.D.

CONCLUSIONS

25/60
14/3



Sr. No. : / 2018
ALPA R. VYAS
NOTARY
GOVT. OF INDIA
14/3/18

AFFIDAVIT

I, Mr. CHIRAG B SHAH, aged adult, Occupation: SERVICE, presently residing at 5-lokivan Society , Opp Municipal School, Maninagar East, as authorized signatory of M/s SAFAL GOYAL REALTY LLP, a Limited Liability Partnership duly incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office address at 10th Floor, COMMERCE HOUSE -4,PRAHLADNAGAR ROAD, AHMEDABAD do hereby solemnly affirm and state on oath as under :-

1. That we have constructed a ARCUS VILLE Project named "ARCUS VILLE" on the Non Agricultural land 51200 sq meters, being a

For, SAFAL GOYAL REALTY LLP

KANKARIA MANINAGAR NAGRIK
SAHAKARI BANK LTD
ANANDNAGAR ROAD
VEJALPUR, AHMEDABAD - 380 051
GID/SOS/AUTH/AV/56/2012



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SPL ADH
MAR 14 2018
R^s 10000100/-
STAMP DUTY GUJARAT
14:30
Page 1 of 4



part of the Township Land being All that piece or parcel of said Non Agricultural Land bearing (a) Amalgamated Block no. 215 admeasuring 3,90,927 sq. mtrs. (including Pot-Kharaba land admeasuring 910 sq. mtrs.), (b) Block no. 251 admeasuring 9611 sq. mtrs., (c) Block no. 305 admeasuring 11,129 sq. mtrs. and (d) Block no. 306 admeasuring 10,016 sq. mtrs. totally admeasuring about 4,21,683 sq. mtrs. now given Final Plot no. 21 admeasuring about 4,18,887 sq. mtrs. of Draft Town Planning Scheme no. 1 (Shela) situate lying and being at Moje Shela, Taluka Sanand, in the Registration District of Ahmedabad and Sub-District of Sanand.



2. That the said Project "ARCUS VILLE" has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said "Rules") with the Real Estate Regulatory Authority at Gujarat (hereinafter referred to as the said "Authority") and the said Authority has issued a Registration Certificate of Project dated 04/09/2017 bearing reference no. PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00065/040917.
3. That as per the said approved plans, the Development work of the said Project on the said Project Land is completed and the Building Use Permissions for all bungalows vide its orders dated 08/02/2018 has been received from the Ahmedabad Urban Development Authority.
4. The development work and construction of the common areas and facilities of the said Project has been completed and is ready for use. The nature, extent and description of the common areas and facilities of said Project are more particularly described in Annexure A annexed hereunder.



That a Service Society namely, "THE ARCUS CO-OPERATIVE HOUSING SERVICE SOCIETY LIMITED (hereinafter referred to as said "**Management Body**") has been formed for management and maintenance of common areas and facilities of said Project.



5. That simultaneously with the execution and registration of sale deed of units of "ARCUS VILLE" in favour of Unit Purchasers, we are transferring proportionate undivided land for that particular unit and common facilities in favour of the Management Body. Hence in the sale deed, we sell the constructed unit to the Unit Purchasers and transfer the proportionate undivided land for that particular unit in favour of the Management Body under a single sale deed.
6. That after execution and registration of sale deed in favour of Unit Purchasers, the Unit Purchasers are made members in the Management body and we issue them share certificate.
7. Hence in the above manner we are transferring title of common areas and facilities in "ARCUS VILLE " in favour of the Management Body formed for the maintenance and upkeep of the common areas and facilities and are complying with the provision of the Real Estate (Regulation and Development) Act, 2016 and the rules made there under.

I, CHIRAG B SHAH, as authorized signatory of M/s. **SAFAL GOYAL REALTY LLP**, do hereby verify that the contents of the foregoing paragraphs are true to my knowledge, that no part of it is false and nothing material has been concealed there-from.

For, **SAFAL GOYAL REALTY LLP**


Designated Partner / Authorised Signatory



For, SAFAL GOYAL REALTY LLP
Designated Partner/ Authorised Signatory
C.B.S.

Place: Ahmedabad

Date: 14/03/2018

ANNEXURE A

List of Common Areas and Facilities

- Swimming pool
- Gymnasium with steam room
- Indoor squash court
- Mini theatre
- Kids play area
- Indoor games
- Pool room
- Recreation room
- Landscaped garden with sit-outs



14/3/18
SOLENNY AFFIRMED
BEFORE ME
ALPHA R. VYAS
NOTARY
GOVT. OF INDIA



IDENTIFIED BY ME

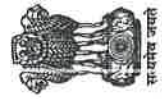
ADVOCATE
NAME: Mr. 29.4.18
Sadd No. Gd. 29.4.18



આવકકર વિભાગ	આવકકર વિભાગ
INCOME TAX DEPARTMENT	GOVT. OF INDIA
CHIRAG BIPINCHANDRA SHAH	
B B SHAH	
03/11/1979	
Permanent Account Number	
BEVPS9819D	
C. B. Shah	
Signature	

C. B. Shah

4 C. B. Shah



भारत सरकार

GOVERNMENT OF INDIA



शाह चिराग

Shah Chirag

DOB: 03-11-1979

Gender: Male



4869 0546 1158

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

જો પુત્ર: બિપિનચંદ્ર, 5, લોકજીવન
સોસાયટી, મનિયાષા સોસાયટી ની
પાસે, મ્યુનિસિપલ સ્કૂલ સામે,
મણિનગર(ઈ), અમદાવાદ શહેર,
મણિનગર, અમદાવાદ સિટી,
અમદાવાદ, ગુજરાત, 380008

Address:
S/c: Bipinchandra, 5, Lokjivan
Society, Near Maniasha Society,
Opp Municipal School, Maninagar
(e), Ahmedabad City, Maninagar,
Ahmedabad City, Ahmedabad,
Gujarat, 380008



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