



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No.: 314

Date: 19.01.2021

Certificate No. : IN-GJ97632739895796T
Certificate Issued Date : 06-Aug-2021 12:38 PM
Account Reference : IMPACC (FI)/ gjelimp10/ AKOTA1/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1030402429827779T
Purchased by : SOLANKI KIRAN
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SARVAM ASSOCIATES
Second Party : SNEHAL K PATEL
Stamp Duty Paid By : SARVAM ASSOCIATES
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0011357279

Statutory Alert:

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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. SNEHALKUMAR KANTILAL PATEL, Promoter of project / duly authorized by promoters of SARVAM ASSOCIATES of the Project Name: "SARVAM ASCONA" Block/R. S No. 181, T.P.No. -, F.P. No. -, O.P.No. - Area of Plot: 9308.00 Sq.Mts. Admeasuring Net Area of Planning: 8053.73 Sq.Mts. Mouje Village JAMBUVA, VADODARA, GUJARAT-390013 vide its/his/her/their authorization dated 18/01/2022

Affidavit cum Declaration of Mr. SNEHALKUMAR KANTILAL PATEL promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: 18.01.2022

I, Mr. SNEHALKUMAR KANTILAL PATEL, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the Development of "SARVAM ASCONA" the project is proposed

OR

1)KANTILAL CHHAGANBHAI POKAL 2)JAYANTIBHAI MOHANBHAI DHADUK 3)DEVIKABEN DINESHBHAI SHAH 4)JATINKUMAR MANSUKHLAL PATEL has legal title or the land on which the development of "SARVAM ASCONA" 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. That the said land is free from all encumbrances.

OR

Those details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **31/12/2024**.
4. That seventy per cent of the amounts realized by me/promoter 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.

Patel





5. That the amounts for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawal 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. That I/promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from Verify by me at VADODARA on this 18TH day of January, 2022



Deponent

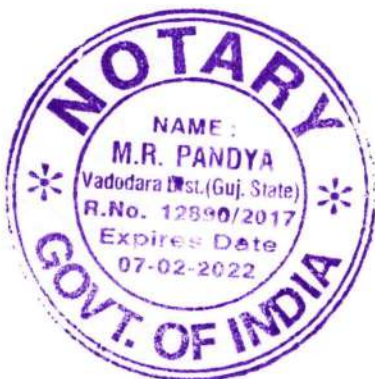


BEFORE ME

M.R. PANDYA
NOTARY

Page 2 of 2

19.01.2022





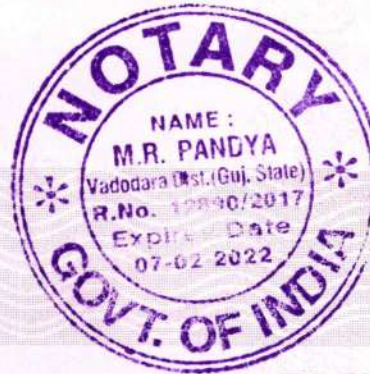
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Regd. No.: 313

Date: 19.01.2024

Certificate No. : IN-GJ97629772745299T
Certificate Issued Date : 06-Aug-2021 12:37 PM
Account Reference : IMPACC (FI)/ gjelimp10/ AKOTA1/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1030396812312413T
Purchased by : SOLANKI KIRAN
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SARVAM ASSOCIATES
Second Party : SNEHAL K PATEL
Stamp Duty Paid By : SARVAM ASSOCIATES
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0011357280

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FORM B-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SNEHALKUMAR KANTILAL PATEL promoter/ duly authorized by the promoter of SARVAM ASSOCIATES for the project "SARVAM ASCONA" vide his authorization dated 18.01.2022.

I Mr. SNEHALKUMAR KANTILAL PATEL, promoter/duly authorized by the promoter of SARVAM ASSOCIATES for the project "SARVAM ASCONA" do hereby solemnly declare, undertake and state as under:

1. | have entered into an agreement with Mr. SNEHALKUMAR KANTILAL PATEL by way of registered Development agreement/ agreement, registered on date 11/05/2012 at sub-Registrar office to develop the land bearing Block No./ R.S No.181, at Village JAMBUVA, Vadodara);
2. That 1)KANTILAL CHHAGANBHAI POKAL 2)JAYANTIBHAI MOHANBHAI DHADUK 3)DEVIKABEN DINESHBHAI SHAH 4)JATINKUMAR MANSUKHLAL PATEL have/has a legal title to the land on which the development 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 me/us (SARVAM ASSOCIATES) for development of the real estate project (SARVAM ASCONA) is enclosed herewith, and the said land is free from all encumbrances.

OR

Those details of encumbrances including details of any rights, title, interest name of any party in or over such land, is attached herewith.

3. That I/we will abide by all the conditions of the Development/ agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. | will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.





That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

Mr. SNEHALKUMAR KANTILAL PATEL

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from Verify by me at VADODARA on this 18RD day of January, '2022.



Mr. SNEHALKUMAR KANTILAL PATEL



BEFORE ME

M.R. PANDYA
NOTARY

Page 2 of 2

19. 01. 2022



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

Regd. No.: 312

Date: 19.01.2022

Certificate No. : IN-GJ92446743501064U

Certificate Issued Date : 19-Jan-2022 03:11 PM

Account Reference : IMPACC (SV)/ gj13083204/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1308320418310300234162U

Purchased by : SNEHAL KANTILAL PATEL AND OTHERS

Description of Document : Article 14 Bond

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : SNEHAL KANTILAL PATEL AND OTHERS

Second Party : Not Applicable

Stamp Duty Paid By : SNEHAL KANTILAL PATEL AND OTHERS

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



IN-GJ92446743501064U

KC 0022361986

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FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr. SNEHALKUMAR KANTILAL PATEL promoter of the proposed project/ duly authorized by the promoter of **SARVAM ASSOCIATES** (for the project "SARVAM ASCONA, vide its/his/their authorization dated 18/01/2022.

AND

- 2) (1) KANTILAL CHHAGANBHAI POKAL (2) JAYANTIBHAI MOHANBHAI DHADUK (3) DEVIKABEN DINESHBHAI SHAH (4) JATINKUMAR MANSUKHLAL PATEL owners of the project land/ duly authorized by the owner of the project land, vide its/his/their authorization dated 18/01/2022

I, Mr. SNEHALKUMAR KANTILAL PATEL promoter of the proposed project / duly authorized by the promoter of the proposed project, and (1) KANTILAL CHHAGANBHAI POKAL (2) JAYANTIBHAI MOHANBHAI DHADUK (3) DEVIKABEN DINESHBHAI SHAH (4) JATINKUMAR MANSUKHLAL PATEL owners/lessors of the project land do hereby solemnly declare, undertake and state as under:

A. I have entered into registered Development agreement/ agreement, registered on 11/05/2012 at sub-Registrar office to develop the land bearing Block No./Revenue Survey No-181, at Village JAMBUVA, Vadodara.

B. That Mr. SNEHALKUMAR KANTILAL PATEL has a legal title to the land on which the development 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, and the said land is free from all encumbrances.

OR

Those details of encumbrances including details of any rights, title, interest or name of any party in or over such land, is attached herewith.



C. That, we will abide by all the conditions of the Development/ agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

D. That, I undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

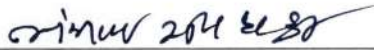
Deponent



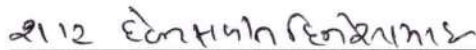
(Mr. SNEHALKUMAR KANTILAL PATEL-Promoter)



(Mr. KANTILAL CHHAGANBHAI POKAL -Land Owner)



(Mr. JAYANTIBHAI MOHANBHAI DHADUK -Land Owner)



(Mr. DEVIKABEN DINESHBHAI SHAH -Land Owner)



(Mr. JATINKUMAR MANSUKHLAL PATEL -Land Owner)

Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at VADODARA on this day of 18th Day of January, '2022.



Deponent

(Mr. SNEHALKUMAR KANTILAL PATEL-Promoter)



(Mr. KANTILAL CHHAGANBHAI POKAL -Land Owner)



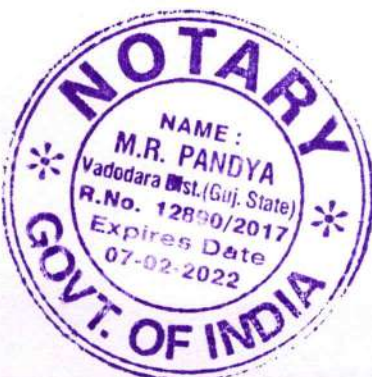
(Mr. JAYANTIBHAI MOHANBHAI DHADUK -Land Owner)



(Mr. DEVIKABEN DINESHBHAI SHAH -Land Owner)



(Mr. JATINKUMAR MANSUKHLAL PATEL -Land Owner)



Page 3 of 3

BEFORE ME

M.R.PANDYA
NOTARY

19.01.2022



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 316

Date: 19.01.2022

Certificate No. : IN-GJ97622768084847T

Certificate Issued Date : 06-Aug-2021 12:34 PM

Account Reference : IMPACC (FI)/ gjelimp10/ AKOTA1/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1030381747190274T

Purchased by : SOLANKI KIRAN

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

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : SARVAM ASSOCIATES

Second Party : SNEHAL K PATEL

Stamp Duty Paid By : SARVAM ASSOCIATES

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



KC 0011357277

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Affidavit –cum-Declaration

Affidavit cum Declaration of Mr. SNEHALKUMAR KANTILAL PATEL
Authorized Signatory of SARVAM ASSOCIATES for the Project “SARVAM ASCONA”
Situating At: Nr. Jambuva Substation, Sundarpura Crossing, off. N.H. 8, Jambuva,
Vadodara-390013.

I Mr. SNEHALKUMAR KANTILAL PATEL authorized signatory of proposed project duly authorized by the promoter of the project, 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.

Mr. SNEHALKUMAR KANTILAL PATELS

Deponent



Date: 18/01/2022

Place: VADODARA



BEFORE ME

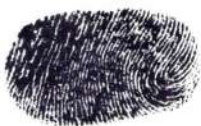
M.R.PANDYA
NOTARY

19.01.2022

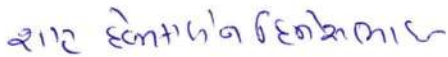
Nr. Jambuva Substation, Sundarpura Crossing, Off. N.H. 8, Jambuva, Vadodara.

AUTHORITY LETTER

We the partners of SARVAM ASSOCIATES having principal place of business at Saptarshi Society, F-4, Amarnath Flats, Old Padra Road, Vadodara, Gujarat-390020 do hereby authorize **Mr. SNEHALKUMAR KANTILAL PATEL** to represent us for any compliance related to RERA. Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Sr. No.	Name of Partners	Photograph	Signature & Seal
1.	SNEHALKUMAR KANTILAL PATEL		
2.	HASMUKHBHAI JAYANTIBHAI DHADUK 		
3.	KANTILAL CHHAGANBHAI POKAL 		

Nr.Jambuva Substation, Sundarpura Crossing, Off. N.H. 8, Jambuva, Vadodara.

4.	SHITAL NAYAN SHAH			
5.	DIPENKUMAR DINESHBHAI SHAH			
6	DARPANKUMAR DINESHBHAI SHAH			
7	DEVIKABEN DINESHBHAI SHAH			

Nr.Jambuva Substation, Sundarpura Crossing, Off. N.H. 8, Jambuva, Vadodara.

8	JAYANTIBHAI MOHANBHAI DHADUK 		
9	JATINKUMAR MANSUKHLAL PATEL 		
10	NAYAN DINESHBHAI SHAH 		

Nr. Jambuva Substation, Sundarpura Crossing, Off. N.H. 8, Jambuva, Vadodara.

ACCEPTANCE

I **Mr. SNEHALKUMAR KANTILAL PATEL** hereby confirm & accept the authority vested upon me by the abovementioned partners of **SARVAM ASSOCIATES** and agree to take all action in good faith of partners of **SARVAM ASSOCIATES**.

Signature of authorized signatory:


SARVAM ASSOCIATES
Partner

(Mr. SNEHALKUMAR KANTILAL PATEL)



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

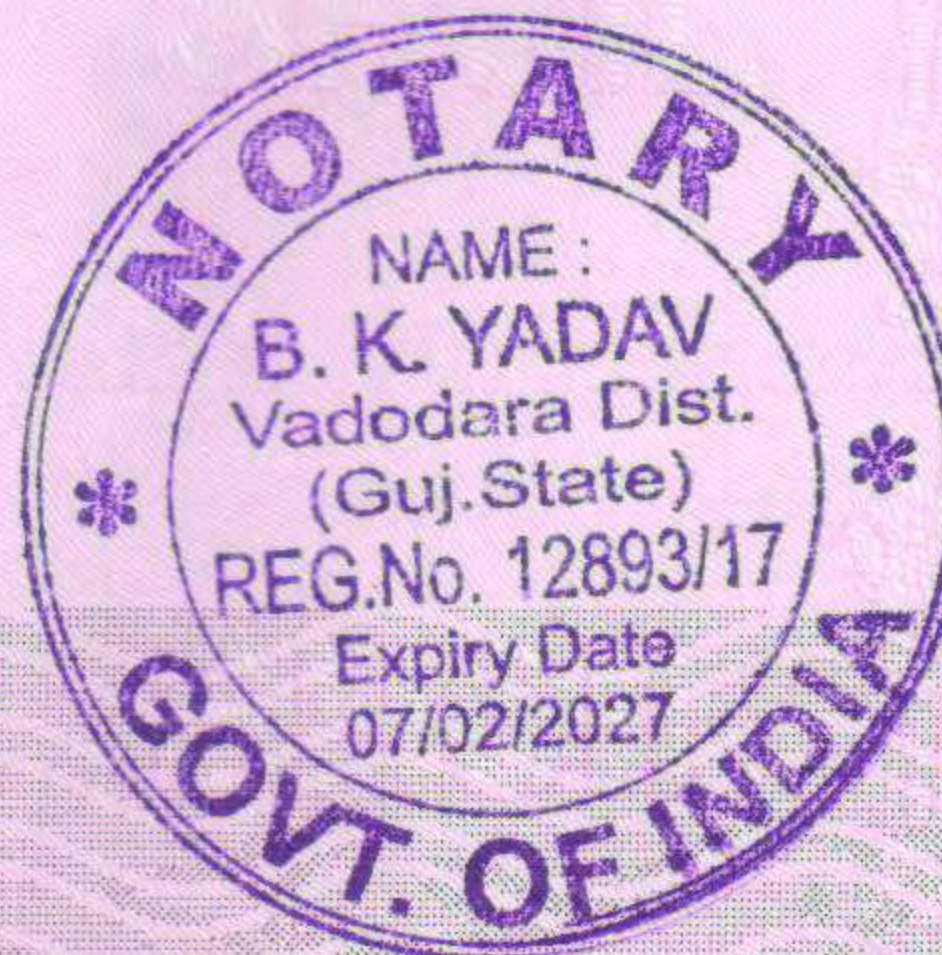
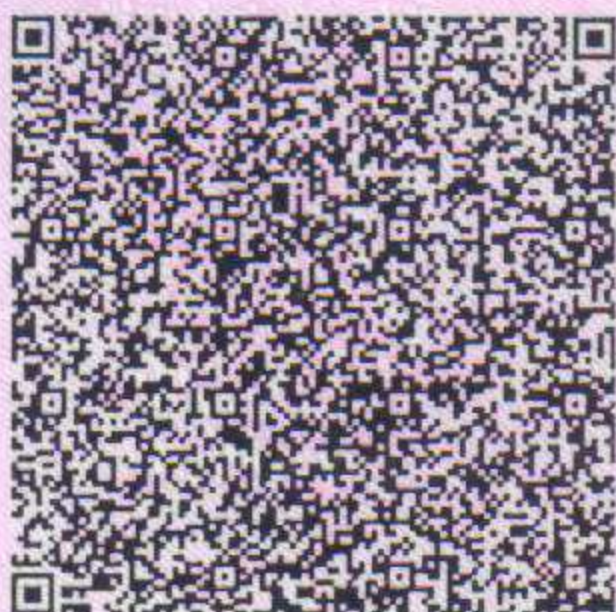
₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ44684925864498U
Certificate Issued Date : 19-Apr-2022 05:28 PM
Account Reference : IMPACC (SV)/ gj13083204/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1308320421502517587569U
Purchased by : SNEHAL K PATEL
Description of Document : Article 14 Bond
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SARVAM ASSOCIATES PARTNER SNEHAL K PATEL
Second Party : Not Applicable
Stamp Duty Paid By : SARVAM ASSOCIATES PARTNER SNEHAL K PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 355

Date: 19/04/2022



IN-GJ44684925864498U

KC 0032113035

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SHCIL



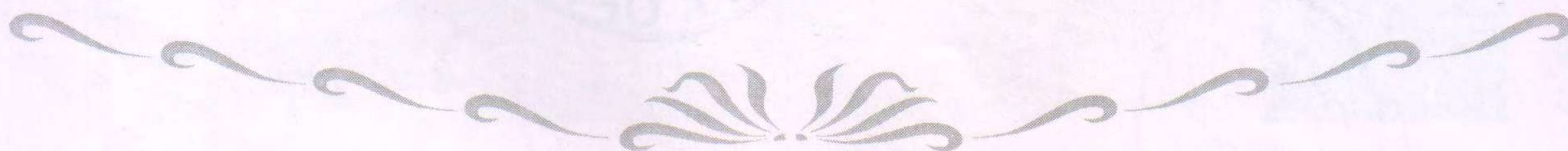
Warning



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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



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AFFIDAVIT

Affidavit cum Declaration of : **Mr. SNEHALKUMAR KANTILAL PATEL** (Promoter Partner/ duly authorized signatory of **SARVAM ASSOCIATES** (PAN: ACAFS6045F, Reg. Office at: F-4, Amarnath Flats, Saptarshi Society, Near Nehru Park Society, Old Padra road, Vadodara - 390020) for Project : "**SARVAM ASCONA**" at Nr. Jambuva Substation, Sundarpura Crossing, Off. N.H. 8, Jambuva, Vadodara - 390013.

I **Mr. SNEHALKUMAR KANTILAL PATEL** Authorized Signatory & Partner by the promoter "**SARVAM ASSOCIATES**" do hereby solemnly declare, undertake and state that;

I have submitted an application for RERA Registration vide Acknowledgement No.: PR/VADODARA/VADODARA/GUJRERA/ 220323/ 012390 for our above mentioned project.

In the submitted Plans (approved by competent authority) which are not showing RERA Carpet Area. But, the Form - 3 submitted by us, which was prepared by our Chartered Accountant (CA) **Mr. NIRAVKUMAR MANUBHAI SHAH (NIRAV SHAH & ASSOCIATES)** is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 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.

Date : 19/04/2022

Place: Vadodara



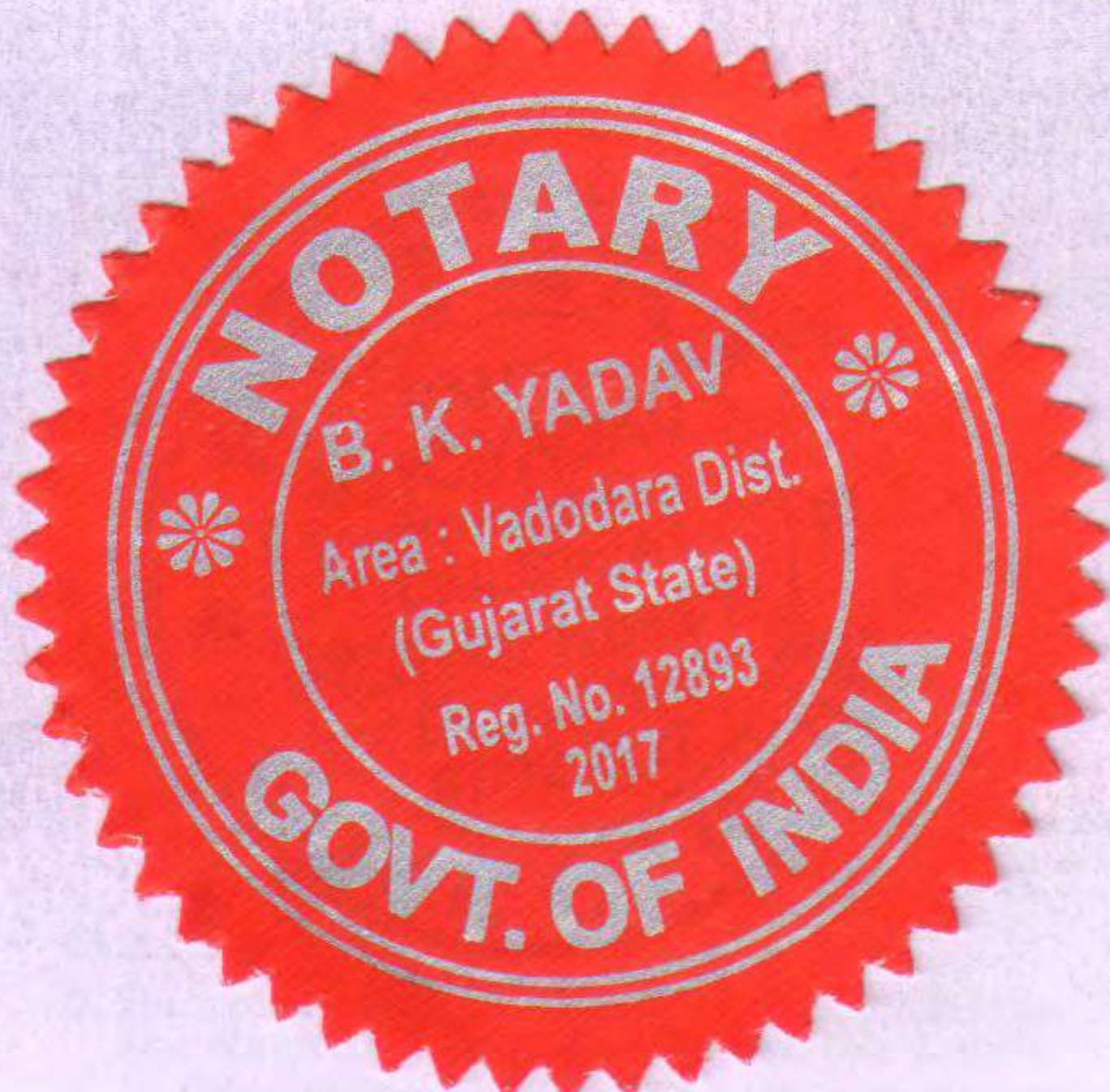
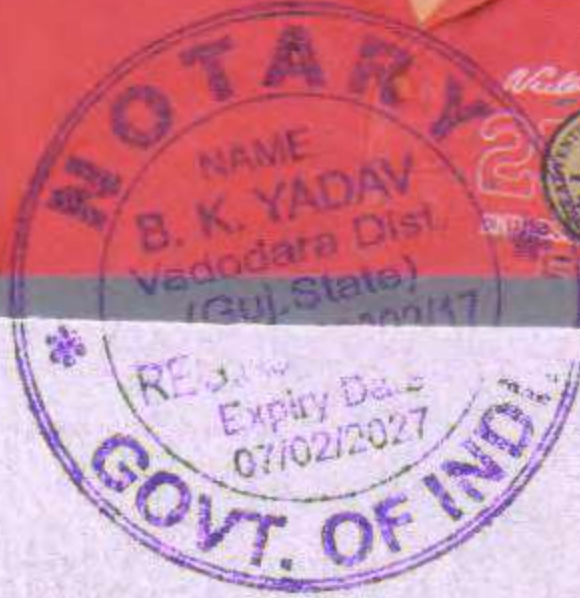
Promoter : **SARVAM ASSOCIATES**

SARVAM ASSOCIATES

S. Patel

Partner

Snehalkumar K. Patel (Authorized Partner)



Solemnly Affirmed / Declared
Sworn Before me by self.....

B. K. Yadav
B. K. YADAV
NOTARY

19/04/2022