



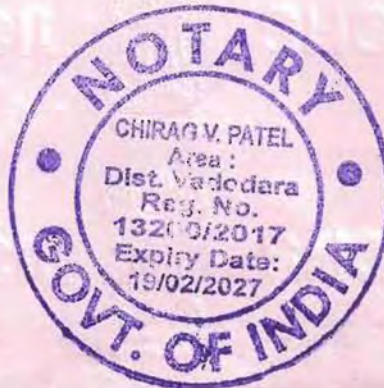
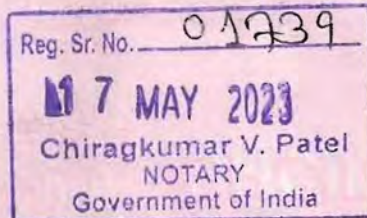
IN-GJ59185018086469V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ59185018086469V
Certificate Issued Date : 08-May-2023 12:02 PM
Account Reference : IMPACC (FI)/ gjelimp10/ AKOTA1/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1044797154695334V
Purchased by : DHIREN
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : AVKAR BUILDTECH LLP
Second Party : Not Applicable
Stamp Duty Paid By : AVKAR BUILDTECH LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0036125010

Statutory Alert:

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- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્રની મુલાકાત લેવી.



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 **MUKESHBHAI SHAMBHUBHAI PATEL** duly authorized by the promoter of **AVKAR BUILDTECH LLP** of the proposed project name: **SORRENTO ROSETTE**, R. S. No. 329, 330/1, O.P. No. 4, 11/1, Amalgamated F.P. No. 5/P + 7, Final TPS No. 3 (Bhayli), Area of Plot under Registration: **10218.35** sq.m. Village: Bhayli, Taluka: Vadodara, Authority Name: Vadodara Mahanagar Palika, Vadodara vide their authorization dated 9-05-2023.

I, **MUKESHBHAI SHAMBHUBHAI PATEL**, duly authorized by the promoter of the proposed project **SORRENTO ROSETTE** do hereby solemnly declare, undertake and state as under that;

1. We, **AVKAR BUILDTECH LLP**, have legal title to the land on which the development of **SORRENTO ROSETTE** 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.
3. The time period within which the project shall be completed by us is **31-12-2029**.
4. Seventy per cent of the amounts realised by 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. 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



x

Chirag V. Patel

Deponent

Verification

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

Verify by me at Vadodara on this 10th day of May, 2023.

x

Chirag V. Patel

Deponent



ATTESTED

Chirag V. Patel
Chiragkumar V. Patel
NOTARY
Government of India

11 7 MAY 2023

AVKAR BUILDTECH LLP

ABB-9059

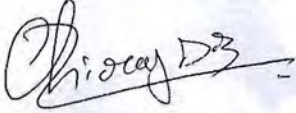
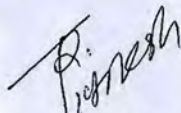
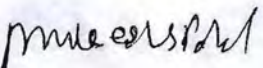
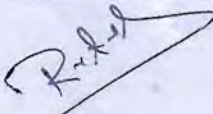
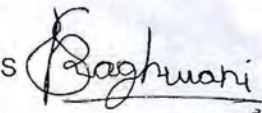
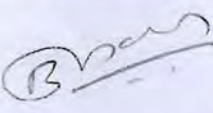
Regd. Office: Sr. No. 381, Open Plot, B/S Saptak Rosette Waves Club Lane, Bhayli Vadodara Vadodara, Gujarat 391410

Ph: +91-8141919103

Email: sorrento.rosette@gmail.com

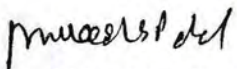
DECLARATION FOR AUTHORISED SIGNATORY

We, the below mentioned partners of AVKAR BUILDTECH LLP hereby solemnly affirm and declare that **Mukeshbhai Shambhubhai Patel** to act as an authorized signatory for registration of the project "SORRENTO ROSETTE" under RERA Act, 2016 and Gujarat RERA Rules, 2017.

Sr. No	Name of Partners / Signatures	Sr. No	Name of Partners / Signatures
1.	 Chirag Dayanand Bontra	5.	 Jignesh R. Vasoya
2.	 Mukeshbhai Shambhubhai Patel	6.	 Umangkumar B. Goswami
3.	 Nishit Mukeshbhai Patel	7.	 Rutul Harishbhai Shukla
4.	 RAGHWANI INFRACON LLP through AR – Shyam Karsan Raghwani	8.	 EXPRESS BUILD SPACE LLP through AR – Bhupatray Khunt

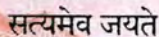
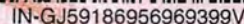
ACCEPTANCE AS AN AUTHORIZED SIGNATORY

I, Mukeshbhai Shambhubhai Patel, hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.


Mukeshbhai Shambhubhai Patel
(Authorized Signatory)

Date: 9-05-2023
Place: Vadodara





INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.	IN-GJ59186956969399V
Certificate Issued Date	08-May-2023 12:03 PM
Account Reference	IMPACC (FI)/ gjelimp10/ AKOTA1/ GJ-BA
Unique Doc. Reference	SUBIN-GJGJELIMP1044795877736157V
Purchased by	DHIREN
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	AVKAR BUILDTECH LLP
Second Party	Not Applicable
Stamp Duty Paid By	AVKAR BUILDTECH LLP
Stamp Duty Amount(Rs.)	300 (Three Hundred only)

Reg. Sr. No. 01738
19 7 MAY 2023
 Chiragkumar V. Patel
 NOTARY
 Government of India



JD 0036125011

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- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
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- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવી અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



Affidavit Cum Declaration

Affidavit cum declaration of **MUKESHBHAI SHAMBHUBHAI PATEL** authorized signatory of **AVKAR BUILDTECH LLP** for the project **SORENTO ROSETTE** situated at R. S. No. 329, 330/1, O.P. No. 4, 11/1, Amalgamated F.P. No. 5/P + 7, Final TPS No. 3 (Bhayli), Village: Bhayli, Taluka: Vadodara.

I, Mukeshbhai Shambhubhai Patel, authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. 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.

Our project **SORRENTO ROSETTE** is in Vadodara Mahanagar Palika area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vadodara Mahanagar Palika, with prior permission of Vadodara Mahanagar Palika prior to giving possession to allottees.

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.



Mukeshbhai Patel
Deponent

ATTESTED
Chirag V. Patel
Chiragkumar V. Patel
NOTARY
Government of India
11.7 MAY 2023