

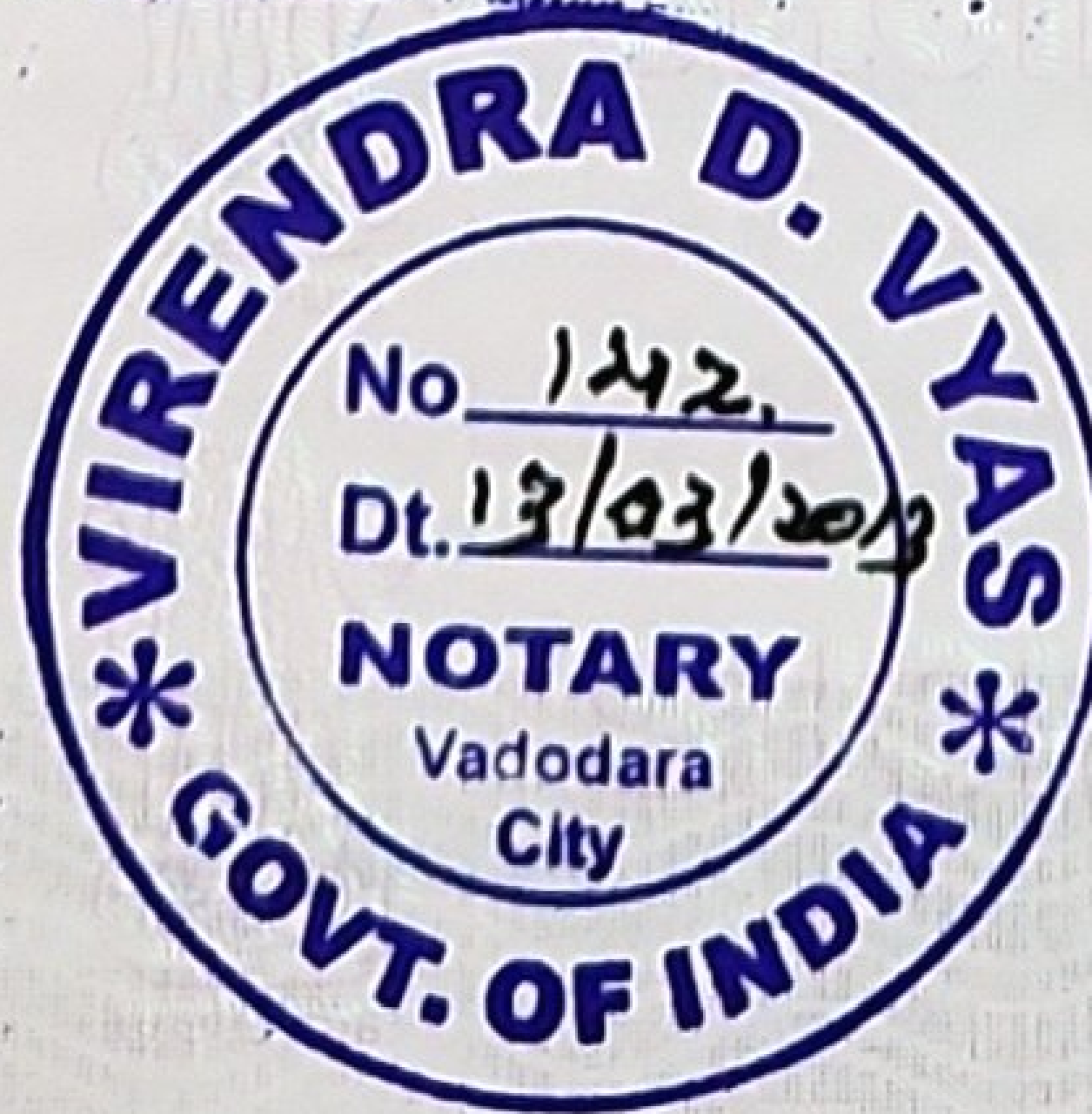
IN-GJ22773002249468V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ22773002249468V
Certificate Issued Date : 13-Mar-2023 11:53 AM
Account Reference : SHCIL (FI)/ gjshcil01/ WARASIYA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJSHCIL0172592981759908V
Purchased by : ARJANBHAI LAKHMANBHAI KARAVADARA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : UNDERTAKING
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJSHAKHA DEVELOPERS
Second Party : RERA
Stamp Duty Paid By : RAJSHAKHA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



13 MAR 2023

JD 0026543899

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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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 Arjanbhai Lakhmanbhaikaravadrapromoter /duly authorized by the promoter of Rajshakha Developers(Sundar One Resi-Cum Plaza), vide its/his/her/their authorization dated 16/05/2022.

I, Arjanbhai Lakhmanbhaikaravadrapromoter/duly authorized by the promoter of Rajshakha Developers(Sundar One Resi-Cum Plaza), do hereby solemnly declare, undertake and state as under that.

1. I/we have a legal title to the land on which the development of Rajshakha Developers(Sundar One Resi-Cum Plaza), is proposed.
2. the said land is free from all encumbrances.
3. the Time Period within which the project shall be completed by me/us is 30/04/2029
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

21/8/21 2021 JALU E 21

9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

21887254 Shri...
Deponent

Verification

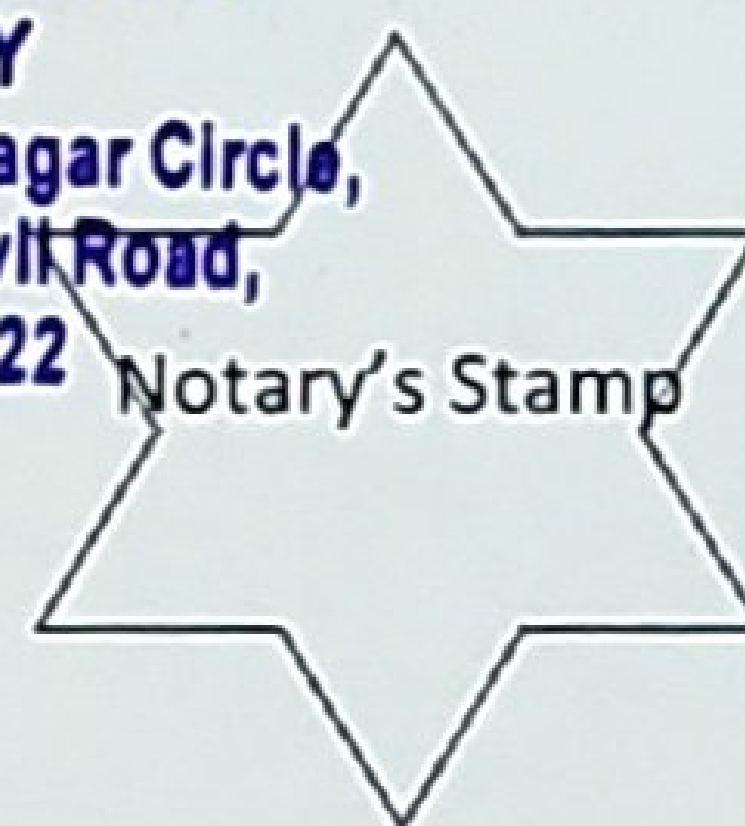
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Vadodara on this 13/03/2023 day of _____

21887254 Shri...
Deponent



VIRENDRA D. VYAS
ADVOCATE & NOTARY
FF/16, Krishna Valley Com. Nr. Amitnagar Circle,
Opp. Bhavna Park Soc. Sama - Savit Road,
Karelibaug, Vadodara - 390022



BEFORE ME

[Signature]

VIRENDRA D. VYAS
NOTARY

13 MAR 2023





IN-GJ02917578366584V



सत्यमेव जयते

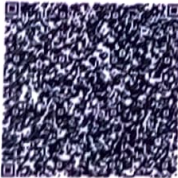
INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 353

Date: 3-2-2023

Certificate No. : IN-GJ02917578366584V
Certificate Issued Date : 03-Feb-2023 04:37 PM
Account Reference : IMPACC (FI)/ gjelimp10/ BARODA KUBER BHAVAN/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1033428502636570V
Purchased by : KARAVADARA ARJUNBHAI LAKHMANBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJSHAKHA DEVELOPERS
Second Party : RERA
Stamp Duty Paid By : सत्यमेव जयते
RAJSHAKHA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0036058523

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



NOTICE



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- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

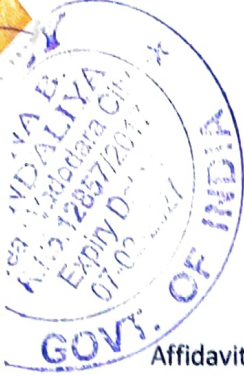
સૂચના

- 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 / કેન્દ્ર ની મુલાકાત લેવી.



(Notarized Declaration on 300 Rs. Stamp)

Affidavit



Affidavit cum declaration of Mr. Arjanbhai Lakhmanbhai Karavadr Promoter

authorized Signatory of RAJSHAKHA DEVELOPERS

For Project

Sundar One Resi-Cum Plaza at TP No _____, FP No _____, S.P

No. _____, Block/Survey NO.325, Moje- Makarpura, Ta. Vadodara

Dist. Vadodara.

I Arjanbhai Lakhmanbhai Karavadr authorized Signatory by the promoter
RAJSHAKHA DEVELOPERS do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement
No _____ for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet
area. But the form – 3 submitted by me as prepared by chartered accountant
Mr. Chitankumar Patel 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.



Arjanbhai Lakhmanbhai Karavadr

Promoter



Solemnly Affirmed/Declared
Sworn Before me by... *Deponent*
Gondaliya M.B.
M. B. GONDALIYA
NOTARY (Govt. of India)



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 354
Date: 3-2-2023

Certificate No. : IN-GJ93452863749637V

Certificate Issued Date : 18-Jan-2023 01:12 PM

Account Reference : IMPACC (FI)/ gjelimp10/ BARODA KUBER BHAVAN/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1014761209424651V

Purchased by : ARJANBHAI LAKHMANBHAI KARAVADARA

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

Description : DECLARATION

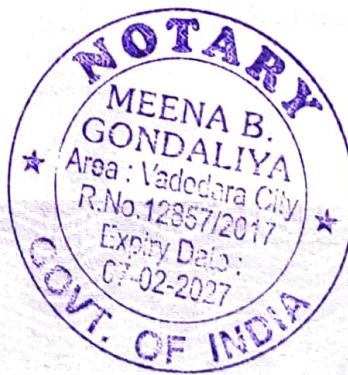
Consideration Price (Rs.) : 0
(Zero)

First Party : RAJSHAKHA DEVELOPERS

Second Party : RERA
सत्यमेव जयते

Stamp Duty Paid By : RAJSHAKHA DEVELOPERS

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



IN-GJ93452863749637V

JID 0036057916

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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.



NOTICE

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- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- 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 / કેન્દ્ર ની મુલાકાત લેવી.

(Notarized Declaration on 300 Rs. Stamp)

Affidavit Cum Declaration

**Affidavit cum declaration of Mr. Arjanbhai Lakhmanbhai Karavadr
authorised signatory of RAJSHAKHA DEVELOPERS for the project
Sundar One Resi-Cum Plaza situated at Om Nirnal Hotel, N.H. 8,
Makarpura, Vadodara-390010 Crossing Vadodara**

I Arjanbhai Lakhmanbhai Karavadr Authorised 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.



Arjanbhai Lakhmanbhai Karavadr

Deponent



Solemnly Affirmed/Declared
Sworn Before me by... *Deponent*

Gondaliya M.B.

M. B. GONDALIYA
NOTARY PUBLIC, Govt. of India



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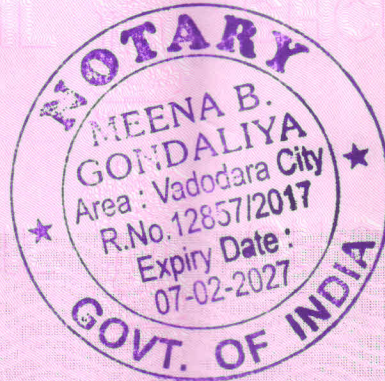


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No.: 806
Date: 18-3-2023

Certificate No. : IN-GJ22774544231152V
Certificate Issued Date : 13-Mar-2023 11:54 AM
Account Reference : SHCIL (FI)/ gjshcil01/ WARASIYA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJSHCIL0172619850092291V
Purchased by : ARJANBHAI LAKHMANBHAI KARAVADARA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : UNDERTAKING
Consideration Price (Rs.) : 0
(Zero)
First Party : RAJSHAKHA DEVELOPERS
Second Party : RERA
Stamp Duty Paid By : RAJSHAKHA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ22774544231152V

JD 0026543900

Statutory Alert:

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

સૂચના

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- 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.
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0068468200

(Notarized Declaration on 300 Rs. Stamp)

Affidavit

Affidavit cum declaration of Mr. Arjanbhai Lakhmanbhai Karavadr Promoter / Duly
Authorized Signatory of Rajshakha Developers for Project
Sunder One Resi Cum Plaza at TP No _____
FP No _____, S.P.No., Block/Survey No. 325, Moje-Makarpura, Ta-Vadodara,
Dist. Vadodara.

I Arjanbhai Lakhmanbhai Karavadr authorized Signatory by the promoter
Rajshakha Developers do hereby solemnly declare, undertake and state that,

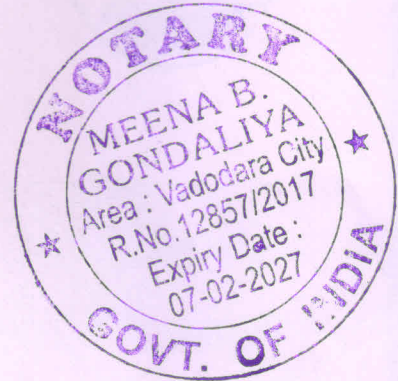
I have submitted an application for RERA registration vide Acknowledgement
No-PR/VADODARA/VADODARA/GUJRERA/230227/014146 _____ for my above mentioned
project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet
area. But the form - 3 submitted by me as prepared by chartered accountant
Mr. CHITANKUMAR PATEL 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.



Arjanbhai Lakhmanbhai Karavadr
Promoter



Solemnly Affirmed/Declared
Sworn Before me by Deponent
Gondaliya M.B.
M. B. GONDALIYA
NOTARY (Govt. of India)