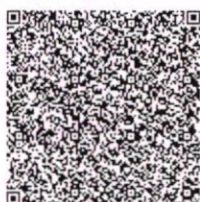
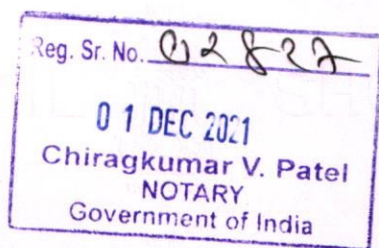




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ65484214802956T
Certificate Issued Date : 01-Dec-2021 04:10 PM
Account Reference : IMPACC (AC)/ gj13022911/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1302291164962439675835T
Purchased by : ANKUR SURESHCHANDRA AGRAWAL
Description of Document : Article 32 Letter of Guarantee
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ANKUR SURESHCHANDRA AGRAWAL
Second Party : Not Applicable
Stamp Duty Paid By : ANKUR SURESHCHANDRA AGRAWAL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0022232050

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shrestamp.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 duty of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. ANKUR S AGRAWAL** promoter /duly authorized by the promoter of "project **"SARVA VILLA 126"** to be set up at: **FP No:54/2,59 TP 25 Nr. Maruti Villa, B/h. Nijanand Asharam, Moje: Ankhol, Vadodara - 390019** Vide its/his/her/their authorization dated **25/10/2021**

I, **Mr. ANKUR S. AGRAWAL** promoter/duly authorized by the promoter of **"SARVA INFRA"** 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 **"SARVA VILLA 126"** is proposed;

OR

"SARVA INFRA" have/has a legal title to the land on which the development of **"SARVA VILLA 126"** 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 encumbrance's NA 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 **31/12/2028**
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.

For, SARVA INFRA

Deponent

Mr. ANKUR S AGRAWAL
(Authorized Partner of "SARVA INFRA")

VERIFICATION

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

Verify by me at VADODARA on this 1st day of **December, 2021**.

For, SARVA INFRA

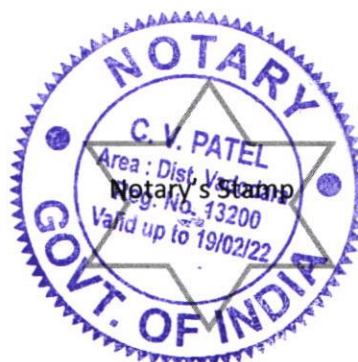
Deponent
PARTNER

Mr. ANKUR S AGRAWAL
(Authorized Partner of "SARVA INFRA")



Solemnly Affirmed / Declared
Sworn Before me By _____

Chiragkumar V. Patel
NOTARY
Government of India





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ65493376704858T

Certificate Issued Date : 01-Dec-2021 04:15 PM

Account Reference : IMPACC (AC)/ gj13022911/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1302291164988902065862T

Purchased by : ANKUR SURESHCHANDRA AGRAWAL

Description of Document : Article 32 Letter of Guarantee

Description : AFFIDAVIT CUM DECLARATION

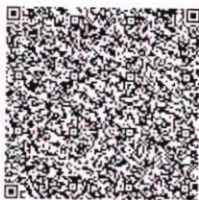
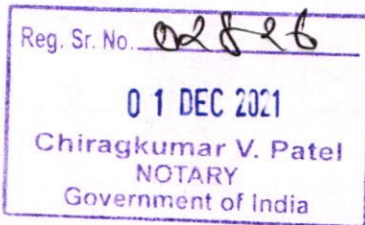
Consideration Price (Rs.) : 0
(Zero)

First Party : ANKUR SURESHCHANDRA AGRAWAL

Second Party : Not Applicable

Stamp Duty Paid By : ANKUR SURESHCHANDRA AGRAWAL

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



KC 0022232052

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shi-destamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

FORM B-I

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. ANKUR S AGRAWAL authorized by the promoter of the proposed project Earth Euphoria, vide their Authorization dated 25/10/2021

I Ankur S Agrawal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We have entered into an agreement with M/s R B Enterprise by way of registered Development agreement Registered on 23/06/2021 Agreement No: 8276 at sub-Registrar office Vadodara to develop the land bearing FP No:54/2,59 TP 25, Ankhola Vadodara of said Land;

2. That R B enterprise 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 the promoter: Earth Euphoria for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

Those details of encumbrance **NONE** including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That 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. I 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.

4. That, we will be liable for fulfilment of our obligations under the Act towards the allottees of the units.

For, SARVA INFRA Deponent



Ankur S Agrawal

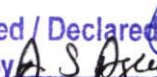
PARTNER (Sarva Infra)

Verification

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

Verify by me at Vadodara on this 1st day of December 2021.



Solemnly Affirmed / Declared
Sworn Before me By 

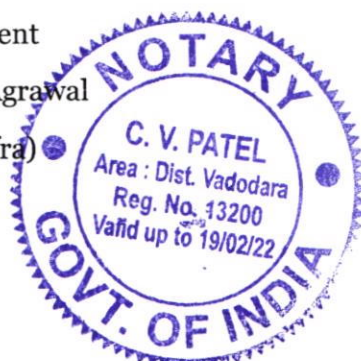
Chiragkumar V. Patel
NOTARY
Government of India

01 DEC 2021

Deponent

Ankur S Agrawal

(Sarva Infra)

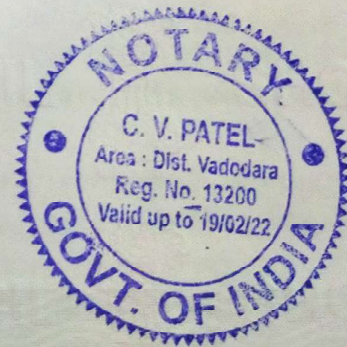
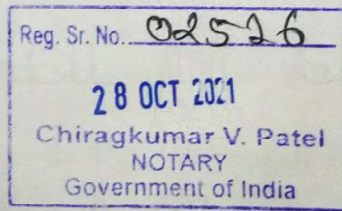




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ46895009235816T
Certificate Issued Date : 28-Oct-2021 11:53 AM
Account Reference : IMPACC (AC)/ gj13022911/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1302291128150082363881T
Purchased by : ANKUR SURESHCHANDRA AGRAWAL
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SARVA INFRA
Second Party : Not Applicable
Stamp Duty Paid By : SARVA INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0017165002



FORM B-II

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. Ankur S Agrawal duly authorized by the promoter of the proposed project Sarva Villa 126, vide its/his/their authorization dated 25/10/2021

And

2) M/s R B Enterprise Owner of project land

We, 1) Sarva Infra – Represented by Authorised partner Mr. Ankur S agrawal promoter of proposed project duly authorized by the promoter of the proposed project Sarva Villa 126, AND 2) M/s R B Enterprise owner of the project land do hereby solemnly declare, undertake and state as under:

3) We have entered into registered Development agreement Registered on date 23/06/2021 Agreement No. 8276 at sub Registrar office Vadodara to develop the land bearing FP No:54/2,59 TP 25, Ankhol Vadodara of said Land;

A. That M/S R B Enterprise have/has a legal ptile 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 along with an authenticated copy of the agreement between such owner and me/us (the 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 **NONE** (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

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

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

D. 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.



For, SARVA INFRA

Ankur
PARTNER

Deponent

1. Promoter of Project
For Sarva Infra

Ankur S Agrawal

R. B. ENTERPRISE

2. Land Owner

Chirag V. Patel
Partner M/s R B Enterprise

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 28th day of October, 2021.

For, SARVA INFRA

Ankur
PARTNER

Deponent

1. Promoter of Project
For Sarva Infra

Ankur S agrawal

R. B. ENTERPRISE

2. Land Owner

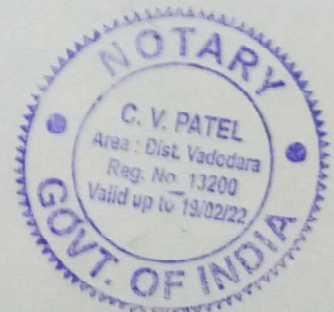
BEFORE ME

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

28 OCT 2021

28 OCT 2021

Chirag V. Patel
Partner M/s R B Enterprise





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ65487994822896T

Certificate Issued Date : 01-Dec-2021 04:12 PM

Account Reference : IMPACC (AC)/ gj13022911/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1302291164977742470045T

Purchased by : ANKUR SURESHCHANDRA AGRAWAL

Description of Document : Article 32 Letter of Guarantee

Description : AFFIDAVIT CUM DECLARATION

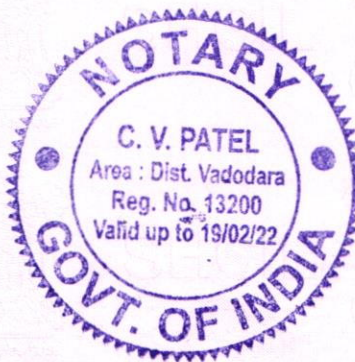
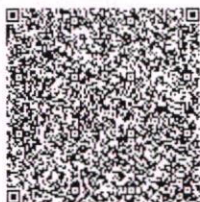
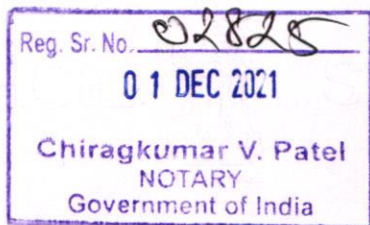
Consideration Price (Rs.) : 0
(Zero)

First Party : ANKUR SURESHCHANDRA AGRAWAL

Second Party : Not Applicable

Stamp Duty Paid By : ANKUR SURESHCHANDRA AGRAWAL

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



KC 0022232051

Statutory Alert:-

1. The authenticity of the Stamp certificate should be verified at www.shoestamp.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 mode of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Affidavit cum Declaration

Affidavit cum declaration of **Mr. ANKUR S. AGRAWAL** Authorized signatory of Sarva Infra project Sarva Villa 126 situated at, to be set up at: **FP No:54/2,59 TP 25 Nr. Maruti Villa, B/h. Nijanand Asharam, Moje: Ankhhol, Vadodara - 390019**

I **Mr. ANKUR S. AGRAWAL** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state asunder;

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.

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.

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/Landowner.

For, SARVA INFRA

Deponent

ANKUR S AGRAWAL PARTNER

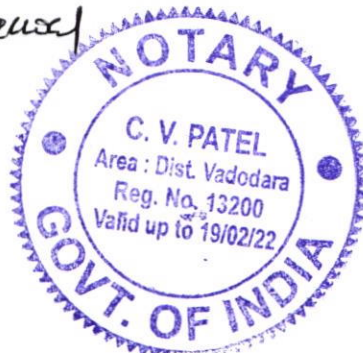
(Authorized Partner of SARVA INFRA)



Solemnly Affirmed / Declared
Sworn Before me By **Ankur S Agrawal**

Chiragkumar V. Patel
NOTARY
Government of India

01 DEC 2021



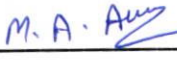
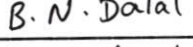
25/10/2021

To,
Gujarat Real Estate Regulatory Authority
4th Floor, SahyogSankul,
Sector-11, Gandhinagar – 382010

Dear Sir,

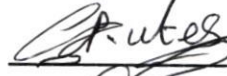
We authorise **Mr. ANKUR S. AGRAWAL** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

1. ANKUR S. AGRAWAL	:	
2. SANJIV N. HANDA	:	
3. RAJIVKUMAR N. HANDA	:	
4. PRITIBEN V. JAIN	:	
5. REKHA R. PANCHAL	:	
6. RAJNI S. HANDA	:	
7. RAJESH N. PANCHAL	:	
8. MANISHABEN A. AGRAWAL	:	
9. BINDI N. DALAL	:	
10. NANDINI K. PATEL	:	
11. EKTABEN C. KAKADIA	:	

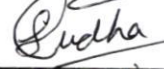
12. CHANDRAKANT S. PATEL

:



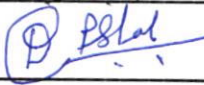
13. SHUDHA S. CHAUDHRI

:



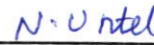
14. DHRUVA SHAH

:



15. NEETA U. PATEL

:



Authority Accepted by:

For, SARVA INFRA

ANKUR S. AGRAWAL :



PARTNER