

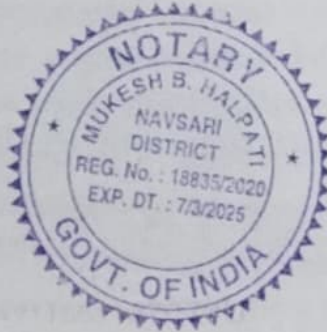
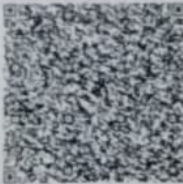


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ14211551137078U
Certificate Issued Date : 20-Aug-2022 12:34 PM
Account Reference : IMPACC (SV)/ gj13180204/ GANDEVI/ GJ-NV
Unique Doc. Reference : SUBIN-GJGJ1318020458327389905272U
Purchased by : SHAILESH LAXMICHAND SHAH UNITY DEVELOPERS
PARTNER
Description of Document : Article 32 Letter of Guarantee
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHAILESH LAXMICHAND SHAH UNITY DEVELOPERS
PARTNER
Second Party : Not Applicable
Stamp Duty Paid By : SHAILESH LAXMICHAND SHAH UNITY DEVELOPERS
PARTNER
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0032638410

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.
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'

(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. SHAILESH LAXMICHAND SHAH** PARTNER & AUTHORISED SIGNATORY OF **UNITY DEVELOPERS** duly authorized by the promoter of **CENTRAL POINT** (Name of proposed project), vide its/his/her/their authorization dated 04-08-2022.

I, **Mr. SHAILESH LAXMICHAND SHAH** duly authorized by the promoter of **CENTRAL POINT** (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

1. **UNITY DEVELOPERS** have/has a legal title to the land on which the development of **CENTRAL POINT** (Name 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.

2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is ON OR BEFORE **01/02/2026**.
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.

15/8/22

Deponent

Verification

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

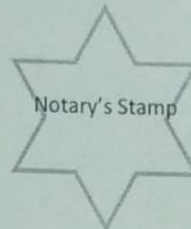
Verify by me at GANDEVI on this 20 day of Aug 2022

witness

1 H.R. Bhamshani

15/8/22

Deponent



Notary's Stamp



Mukesh B. Halpati



BEFORE ME

Mukesh B. Halpati
MUKESH B. HALPATI
ADVOCATE & NOTARY
GOVT. OF INDIA
NAVSARI DISTRICT
REG. No.: 18835/2020
EXP. DT.: 07/03/2025

Regd. Sr. No. 4104/2022
Date: 20 AUG 2022

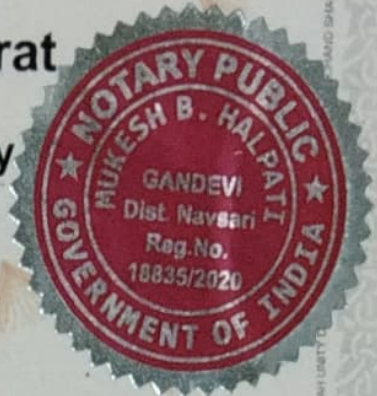
Regd. Sr. No. 4105/2012
Date 20 AUG 2022



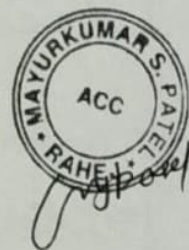
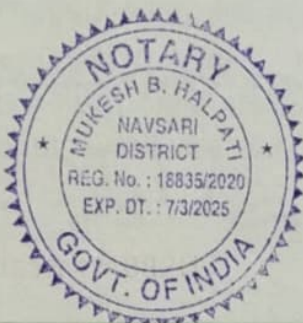
सत्यमेव जयते

INDIA NON JUDICIAL
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Certificate of Stamp Duty



Certificate No.	:	IN-GJ14210396421082U
Certificate Issued Date	:	20-Aug-2022 12:33 PM
Account Reference	:	IMPACC (SV)/ gj13180204/ GANDEVI/ GJ-NV
Unique Doc. Reference	:	SUBIN-GJGJ1318020458328703260389U
Purchased by	:	SHAILESH LAXMICHAND SHAH UNITY DEVELOPERS PARTNER
Description of Document	:	Article 32 Letter of Guarantee
Description	:	AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHAILESH LAXMICHAND SHAH UNITY DEVELOPERS PARTNER
Second Party	:	Not Applicable
Stamp Duty Paid By	:	SHAILESH LAXMICHAND SHAH UNITY DEVELOPERS PARTNER
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)



KC 0032638409

Statutory Alert:

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Affidavit Cum Declaration

Affidavit cum declaration of Mr. SHAILESH LAXMICHAND SHAH PARTNER & AUTHORISED SIGNATORY OF UNITY DEVELOPERS situated at up City Survey No.: 120/3 ,Tikka No. 3/3 ,OPP.GANDEVI PEOPLES CO OP BANK, TEKARI MAHOLLA, GANDEVI, Tehsil – GANDEVI, District- NAVSARI, state- GUJARAT

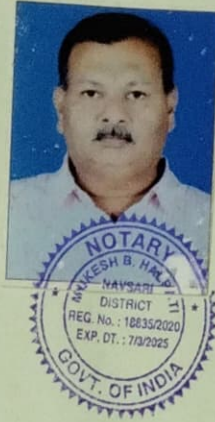


I authorised signatory of proposed project, do hereby, solemnly declare, undertake and state as under; I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided 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. OR Our project UNITY DEVELOPERS(Project name) is in the GANDEVI AREA DEVELOPMENT AUTHORITY (Authority name). There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of GANDEVI AREA DEVELOPMENT AUTHORITY (Authority name), with prior permission of GANDEVI AREA DEVELOPMENT AUTHORITY (Authority name) prior to giving possession to allottees. 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.

witness

→ H. R. Bhamshani



1 Samir

Deponent



BEFORE ME

M. Bhamshani
MUKESH B. HALPATI
ADVOCATE & NOTARY
GOVT. OF INDIA
NAVSARI DISTRICT
REG. No.: 18835/2020
EXP. DT.: 07/03/2025

Regd. Sr. No. 4105/2022
Date: 20 AUG. 2022



UNITY DEVELOPERS

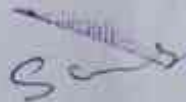
Opp. GANDEVI PEOPLES Co. Op. BANK , TEKRI MOHALLO, GANDEVI, Ta. GANDEVI.

DATE:- 04-08-2022

TO WHOME SO EVER IT MAY CONCERN

THIS IS TO CERTIFY THAT ONE OF PARTNER OF UNITY DEVELOPERS MR. SHAILESH LAXMICHAND SHAH IS AUTHORISED TO WORK AS AUTHORISED SIGNATURE OF PROPOSED APPARTMENT BUILDING TO BE CONSTRUCTED AT City Survey No.: 120/3, Tikka No. 3/3, OPP.GANDEVI PEOPLES CO OP BANK, TEKARI MAHOLLA, GANDEVI, NAMED "CENTRAL POINT" FOR REGRESTRATION OF "RERA" IN REAL ESTATE REGULATORY AUTHORITY, GANDHINAGAR, ALSO WE THE PARTNERS OF UNITY DEVELOPERS ARE AUTHORISE MR. SHAILESH LAXMICHAND SHAH TO WORK AS PROJECT HEAD.

FOR UNITY DEVELOPERS

 PARTNER

X Manisha T. Vashi

X Yashwanth S. Desai

X J. K. Naik