



IN-GJ16316110126001V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No.

IN-GJ16316110126001V

Certificate Issued Date

02-Aug-2023 03:07 PM

Account Reference

SHCIL (FI)/ gjshcil01/ SAYAJIGUNJ/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJSHCIL0158067876660439V

Purchased by

HIREN SHAH

Description of Document

Article 4 Affidavit

Description

NA

Consideration Price (Rs.)

0
(Zero)

First Party

SNEHALKUMAR KANTILAL PATEL

Second Party

NA

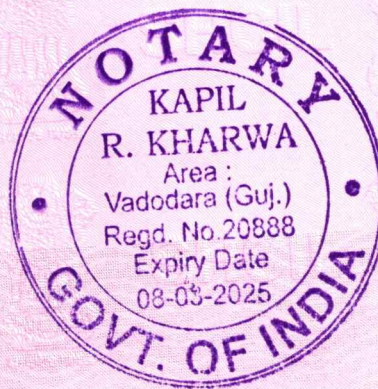
Stamp Duty Paid By

SNEHALKUMAR KANTILAL PATEL

Stamp Duty Amount(Rs.)

300
(Three Hundred only)

Regd. No.: 2868
Date: 01/09/2023



IE 0004990128

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.
3. 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. SNEHALKUMAR KANTILAL PATEL, Promoter of project / duly authorized by promoters of **BIZMAX SOLUTIONS** of the Project Name: "SATVAA SUNRISE" Plot No.-37, C.S No.- 2099, Block/R. S No. 18/P, T.P.No. -14, F.P. No. - 23, Total Area of under Layout: 501.00 Sq.Mts. Admeasuring Net Area of Planning under Layout: 496.84 (Sq.Mts.) Mouje Village JETALPUR, VADODARA, GUJARAT vide its/his/her/their authorization dated 26/09/2023

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: 26.09.2023

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 "SATVAA SUNRISE" the project is proposed

OR

BIZMAX SOLUTIONS has legal title or the land on which the development of "SATVAA SUNRISE" 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 31/12/2028.
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.

FOR BIZMAX SOLUTIONS
[Signature]
PARTNER





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.

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 26th day of September, 2023.



Mr. SNEHALKUMAR KANTILAL PATEL



BEFORE ME

K. R. KHARWA
NOTARY (Govt. of India)

27/09/2023



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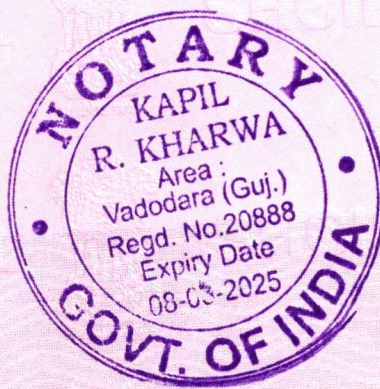


सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Regd. No.: 2866
Date: 29/09/2023

Certificate No. : IN-GJ16314406372153V
Certificate Issued Date : 02-Aug-2023 03:06 PM
Account Reference : SHCIL (FI)/ gjshcil01/ SAYAJIGUNJ/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJSHCIL0158063743249118V
Purchased by : HIREN SHAH
Description of Document : Article 4 Affidavit
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : SNEHALKUMAR KANTILAL PATEL
Second Party : NA
Stamp Duty Paid By : SNEHALKUMAR KANTILAL PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



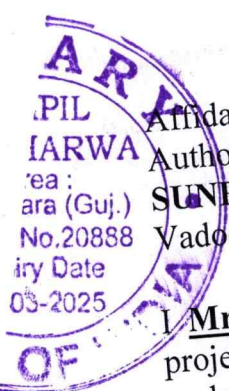
₹300

IE 0004990126

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration



Affidavit cum Declaration of **Mr. SNEHALKUMAR KANTILAL PATEL**
Authorized Signatory of **BIZMAX SOLUTIONS** for the Project "SATVAA
SUNRISE" Situated at: 110, Ganga Park Society, Pashabhai Park, Race Course,
Vadodara, Gujarat-390007 Vide its/his/her/their authorization dated **25/09/2023**

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 PATEL

Deponent

Date: 26/09/2023
Place: VADODARA



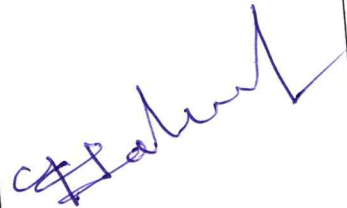
BEFORE ME

K. R. KHARWA
NOTARY (Govt. of India)

27/09/2023

AUTHORITY LETTER

We the partners of BIZMAX SOLUTIONS having principle place of business at Address: B-5, Vrajdeep Apartment, opp. Rokadnath Society, Racecourse, Vadodara-390007 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.

<u>Sr. No.</u>	<u>Name</u>	<u>Photograph</u>	<u>Signature & Seal</u>
<u>1</u>	<u>SNEHALKUMAR KANTILAL PATEL</u>		
<u>2</u>	<u>MUKTABEN KANTILAL POKAL</u>		
<u>3</u>	<u>KANTILAL CHHAGANBHAI POKAL</u>		

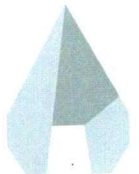
Office: "SATVAA SUNRISE", 110 - Ganga Park Society, Pashabhai Park, Race Course, VADODARA - 390007. Gujarat State

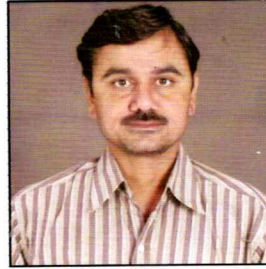
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Mobile : +91-9426724566

E-mail: bizmaxsolutions16@gmail.com

GST No.: 24AARFB1108K2ZJ



<u>4</u>	<u>SANJAYBHAI</u> <u>GORDHANBHAI PATEL</u>		<i>Sanjay Patel</i>
<u>5</u>	<u>VIRENDRA</u> <u>DHEBARBHAI PATEL</u>		<i>V.D. Patel</i>

ACCEPTANCE

I **Mr. SNEHALKUMAR KANTILAL PATEL** hereby confirm & accept the authority vested upon me by the above-mentioned partners of **BIZMAX SOLUTIONS** and agree to take all action in good faith of partners of **BIZMAX SOLUTIONS**.

Signature of authorized signatory:

(Signature)

(Mr. SNEHALKUMAR KANTILAL PATEL)

