



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ46642001775905U

Certificate Issued Date : 22-Apr-2022 06:23 PM

Account Reference : IMPACC (SV)/ gj13140304/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1314030425338914562932U

Purchased by : ALPESH VINODBHAI PADHIYAR

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

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : KRISHNA DEVELOPERS

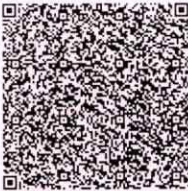
Second Party : NA

Stamp Duty Paid By : KRISHNA DEVELOPERS

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

Reg. No. 398/2022

Dt. 23/04/2022



KC 0031904162

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.
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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. HEMAL BHAILALBHAI SHAH, Promoter of project /
duly authorized by promoters of KRISHNA DEVELOPERS of the Project
Name: "BANSIDHAR DUPLEX" R.S NO.-616 Paiki, F.P NO.-198, T.P- 42, O.P NO.-, Area
of Plot: **6920.00 Sq.Mts.** Admeasuring Net Area of Planning: **6920.00 (Sq.Mts.)**, Mouje
Village **KAPURAI, VADODARA**, Taluka. **VADODARA**. vide its/his/her/their authorization
dated **22/04/2022**

Affidavit cum Declaration of Mr. HEMAL BHAILALBHAI SHAH, promoter of the proposed
project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their
authorization on dated: **22.04.2022**

I, Mr. HEMAL BHAILALBHAI SHAH 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 "BANSIDHAR
DUPLEX" the project is proposed

OR

KRISHNA DEEVLOPERS has legal title or the land on which the development
of "BANSIDHAR DUPLEX" the proposed project is to be carried out

And

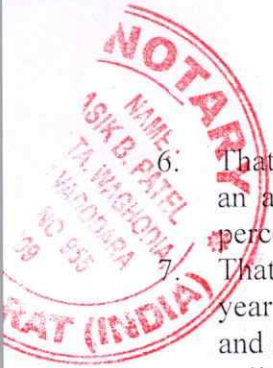
A legally valid authentication of title of such land along with an authenticated copy of the
agreement between such owner and promoter for development of the real estate project is enclosed
herewith.

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 **30/06/2025**.
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.
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. HEMAL BHAILALBHAI SHAH)
Deponent

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 22nd April, 2022



(Mr. HEMAL BHAILALBHAI SHAH)
Deponent



Solemnly Affirmed / Declared on
Oath Sworn Before me by

Handwritten signature of Hemal Bhailalbhai Shah
23/4/2022

RASIK B. PATEL
NOTARY (Govt. of Gujarat)



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ46641151059829U
Certificate Issued Date : 22-Apr-2022 06:21 PM
Account Reference : IMPACC (SV)/ gj13140304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1314030425328568747738U
Purchased by : ALPESH VINODBHAI PADHIYAR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : KRISHNA DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : KRISHNA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Reg. No. 399/2022

Dt. 13/04/2022



KC 0031904160

Statutory Alert:

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Affidavit Cum Declaration

Affidavit Cum Declaration of Mr. HEMAL BHAILALBHAI SHAH Authorized Signatory of KRISHNA DEVELOPERS for The Project "BANSIDHAR DUPLEX" Situated At: Near Kesar-45, 18 Mtrs. Wide Road, Beside Canal, Kapurai Crossing To Dabhoi Road, Kapurai, Vadodara-390004. vide its/his/her/their authorization dated **22/04/2022**

I Mr. HEMAL BHAILALBHAI SHAH 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. HEMAL BHAILALBHAI SHAH

Deponent

Date: 22/04/2022

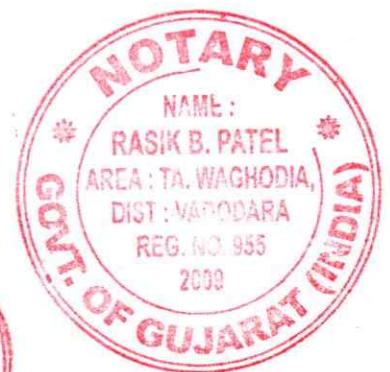
Place: VADODARA



Solemnly Affirmed / Declared on
Oath Sworn Before me by H.B. Shah

23/4/2022

RASIK B. PATEL
NOTARY (Govt. of Gujarat)



AUTHORITY LETTER (RERA)

Krishna Developers



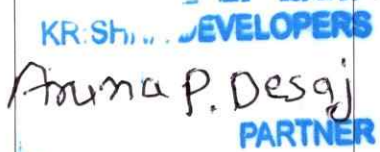
Near Kesar 45, Kapurai Crossing to Dabhoi, Beside Canal, Vadodara-390 004.

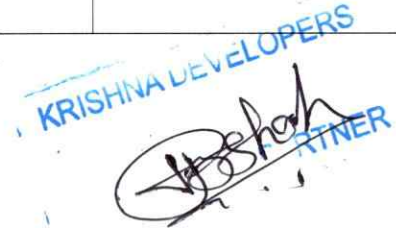
Regd. No.: 1392

Date: 09/08/2020

AUTHORITY LETTER

We the partners of **KRISHNA DEVELOPERS**, having principle place of business at “**KRISHNA DEVELOPERS**”, Land Survey No. 19-Nalanda Society-2, Near Nalanda Tanki, Waghodia Road, Vadodara 390019, do hereby authorize **MR. HEMAL BHAILALBHAI SHAH** 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.

Sr. No.	Name of Partners	PHOTOS	Signature & Seal
1.	MRS. ARUNABEN PARESHKUMAR DESAI		 KRISHNA DEVELOPERS PARTNER
2.	MR. ANKIL PARSHOTTAMDAS SHAH		 KRISHNA DEVELOPERS PARTNER
3	MR. HEMAL BHAILALBHAI SHAH		 KRISHNA DEVELOPERS PARTNER

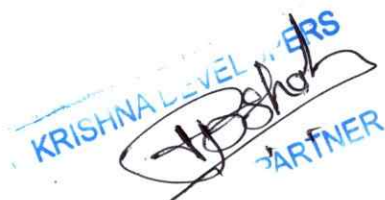


Krishna Developers



Near Kesar 45, Kapurai Crossing to Dabhoi, Beside Canal, Vadodara-390 004.

4	MR. DEVESH PRAFULLCHANDRA PATEL	 	 <i>Divesh Patel</i> PARTNER
5	MR. HARSHITKUMAR NITINKUMAR DESAI	 	 <i>Harshit Desai</i> PARTNER
6	MRS. AMI JITENDRAKUMAR PATEL	 	 <i>Ami Patel</i> PARTNER



Krishna Developers

Near Kesar 45, Kapurai Crossing to Dabhoi, Beside Canal, Vadodara-390 004.



7	MR. HARESHBHAI BHIKHABHAI PALADIA		 KRISHNA DEVELOPERS PARTNER
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ACCEPTANCE

I MR. HEMAL BHAILALBHAI SHAH hereby confirm & accept the authority vested upon me by the abovementioned partners of **KRISHNA DEVELOPERS** and agree to take all action in good faith of partners of **KRISHNA DEVELOPERS**.

Signature of authorized signatory:

(MR. HEMAL BHAILALBHAI SHAH)



BEFORE ME


Y. K. DESAI
NOTARY (Govt. of India)



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No. : IN-GJ70932086214157U
Certificate Issued Date : 04-Jun-2022 06:38 PM
Account Reference : IMPACC (SV)/ gj13192804/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1319280473183371624208U
Purchased by : HEMAL SHAH
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KRISHNA DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : KRISHNA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Reg. No. 542/2022
Dt. 4/06/2022

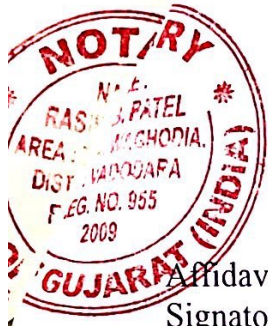


IN-GJ70932086214157U

JD 0001556803

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Affidavit cum Declaration

Affidavit cum Declaration of **Mr. HEMAL BHAILALBHAI SHAH** Authorized Signatory of “**KRISHNA DEVELOPERS**” for the Project “**BANSIDHAR DUPLEX**” Situated At: Near Kesar-45, 18 Mtrs. Wide Road, Beside Canal, Kapurai Crossing to Dabhoi Road, Kapurai, Vadodara-390004.

I **Mr. HEMAL BHAILALBHAI SHAH** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I hereby Declared and confirmed that Bansidhar Duplex is Residential project consisting of total 47 No of Units as per commencement certificate & Approved layout Plan. The ODPS No. ODPS/2022/034712 of the commencement certificate & Approved layout Plan are same. So, total 47 No. of Residential Units in the Approved layout Plan are the same in the commencement certificate.

Further, we had applied for the clarification of No. of Units in the commencement certificate to our local authority. We will submit to the RERA authority as we received it.

Verification

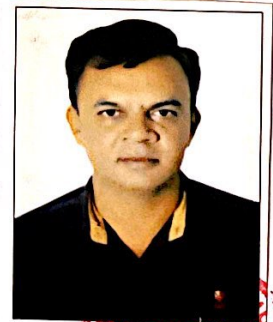
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me.

Mr. HEMAL BHAILALBHAI SHAH

Deponent

Date: 04/06/2022

Place: VADODARA



Solemnly Affirmed / Declared on
Oath Sworn Before me by H.B. Shah
4/6/2022
RASIK B. PATEL
NOTARY (Govt. of Gujarat)

