



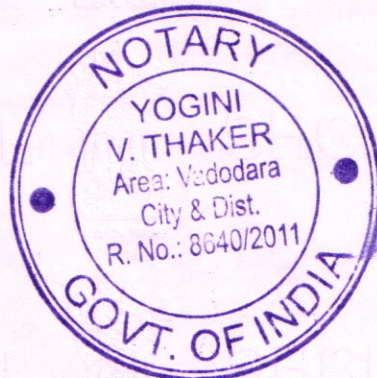
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ68131973036658T
Certificate Issued Date : 25-Jun-2021 10:45 AM
Account Reference : IMPACC (SV)/ gj13148704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1314870471880642855308T
Purchased by : PRATIK CHAUHAN
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : GAJANAN REALTY
Second Party : Not Applicable
Stamp Duty Paid By : GAJANAN REALTY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 589

Date : 09/07/2021



LB 0021235740

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. 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. VIRALKUMAR DILIPBHAI PATEL**, Promoter of project / duly authorized by promoters of **GAJANAN REALTY** of the Project Name: "**GAJANAN EXOTICA**" R.S NO.-603, F.P NO.-, O.P.-, T.P- Area of Plot: **5362.00 Sq.Mts.** Admeasuring Net Area of Planning: **3217.20.00 (Sq.Mts.)**, Mouje Village **TARSALI VADODARA**, Taluka. **VADODARA**-, vide its/his/her/their authorization dated **08/07/2021**

Affidavit cum Declaration of **Mr. VIRALKUMAR DILIPBHAI 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: **08/07/2021**

I, **Mr. VIRALKUMAR DILIPBHAI 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 **GAJANAN EXOTICA** the project is proposed

OR

GAJANAN REALTY has legal title or the land on which the development of **GAJANAN EXOTICA** 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 **26/05/2026**.
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.



GAJANAN REALTY

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.

GAJANAN REALTY

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 08TH Day of JULY, 2021



GAJANAN REALTY

Deponent



Solemnly Affirmed / Declared
Sworn Before Me by.....

09/08/2021
Yogini V. Thaker
NOTARY



सत्यमेव जयते

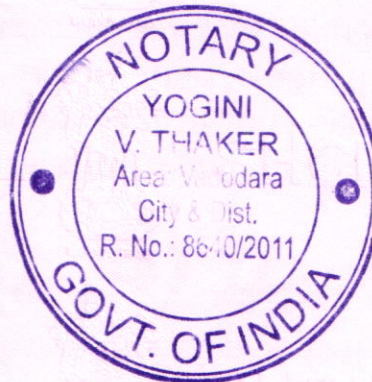
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ68130390195059T
Certificate Issued Date : 25-Jun-2021 10:44 AM
Account Reference : IMPACC (SV)/ gj13148704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1314870471876936796110T
Purchased by : PRATIK CHAUHAN
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : GAJANAN REALTY
Second Party : Not Applicable
Stamp Duty Paid By : GAJANAN REALTY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 587

Date

: 09/07/2022



LB 0021235738

Statutory Alert:

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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4. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. VIRALKUMAR DILIPBHAI PATEL**
Authorized Signatory of **GAJANAN REALTY** for The Project "**GAJANAN EXOTICA**" Situated At: Gajanan Exotica, Behind Dawat Restaurant, Tarsali, Vadodara-390009

I **Mr. VIRALKUMAR DILIPBHAI 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.

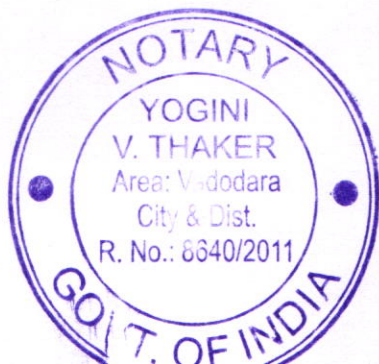
Mr. VIRALKUMAR DILIPBHAI PATEL

PARTNER

Deponent

Date: 08/07/2021

Place: VADODARA



Solemnly Affirmed / Declared
Sworn Before Me by.....

[Signature] 09/07/2021
Yogini V. Thaker
NOTARY

GAJANAN REALTY

Site: "GAJANAN EXOTICA", Opp Sikotar Temple, Near Akruti Heights, Akshar public School, B/h
Dawat Restaurant, Tarsali Bypass, Vadodara

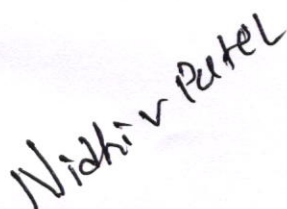
Ph.: +91 63517 45818, 76218 56227, Email: Gajananrealty603@gmail.com

Date: 08/07/2021

AUTHORITY LETTER

We the partners of **GAJANAN REALTY**, having principle place of business at -01 GAJANAN UPVAN, OPP. BALAJI RESIDENCY, TARSALI VADADLA ROAD, VADODARA, GUJARAT-390009 hereby authorize **MR. VIRALKUMAR DILIPBHAI 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.

Sr. No.	Name of Partners	Photograph	Signature & Seal
1	MR. VIRALKUMAR DILIPBHAI PATEL		
2	MRS. NIDHI VIRAL PATEL		

GAJANAN REALTY

PARTNER

GAJANAN REALTY

Site: "GAJANAN EXOTICA", Opp Sikotar Temple, Near Akruti Heights, Akshar public School, B/h
Dawat Restaurant, Tarsali Bypass, Vadodara

Ph.: +91 63517 45818, 76218 56227, Email: Gajananrealty603@gmail.com

ACCEPTANCE

I **MR. VIRALKUMAR DILIPBHAI PATEL** hereby confirm & accept the authority vested upon me by the abovementioned Partners of **GAJANAN REALTY** and agree to take all action in good faith of Proprietorship of **GAJANAN REALTY**.

Signature of authorized signatory:

GAJANAN REALTY

PARTNER

(**MR. VIRALKUMAR DILIPBHAI PATEL**)