



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ57414183641702T
Certificate Issued Date : 08-Jun-2021 12:48 PM
Account Reference : IMPACC (AC)/ gj13129611/ VAPI/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJ1312961150623433441347T
Purchased by : RAMPRASANTH SANTOSHIPRASAD KORI
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAMPRASANTH SANTOSHIPRASAD KORI
Second Party : Not Applicable
Stamp Duty Paid By : RAMPRASANTH SANTOSHIPRASAD KORI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0015741349

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.
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./Ms. RAMPRASANTH
SANTOSHIPRASAD KORI promoter /duly authorized by the
promoter of SAI NIWAS ~~(Name of proposed project)~~, vide
its/his/her/their authorization dated 26-03-2021.

I, RAMPRASANTH SANTOSHIPRASAD KORI promoter/duly
authorized by the promoter of SAI NIWAS (Name of the
proposed project) 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 SAI NIWAS (Name of the proposed project) is proposed;

OR

_____ have/has a legal title to the land on which
the development of _____ (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.

OR

details of encumbrances _____
including details of any rights, title, interest or name of any
party in or over such land, along with details.

Page No...2.

For SHREE SAI ENTERPRISES

21/4/22 10/

Partner.

{2}

3. the time period within which the project shall be completed by me/us is 31-03-2025.
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.

Deponent

Page No...3.

For SHREE SAI ENTERPRISES

21/4/21-11/21

Partner



{3}

:: 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 VAPI on this 08th day of June, 2021

For SHREE SALENTERPRISES

21/4/22/10/1

Partner

Deponent



Solemnly affirmed before me by
Mr./Mrs./Miss. Ram Palasmath S. Kora
of Chala who has been
identified by Shri _____
of _____
to whom I know personally.

Shailesh N. Mehta

SHAILESH N. MEHTA

ADVOCATE & NOTARY

Shop No. 12, Kamp's Corner,
Adjacent to Hotel Galaxy, Koparli Road,
G.I.D.C., VAPI-396 195-Gujarat State.
Cell No. 09825142758, Tel. :0260-2430835.

Book No. 02
Page No. 68
Serial No. 1373
Date 08/06/2021

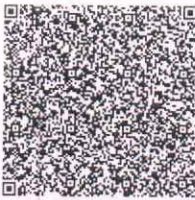




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ62569754967863T
Certificate Issued Date : 16-Jun-2021 05:51 PM
Account Reference : IMPACC (AC)/ gj13129611/ VAPI/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJ1312961160858922294689T
Purchased by : RAMPRASANTH SANTOSHIPRASAD KORI
Description of Document : Article 32 Letter of Guarantee
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAMPRASANTH SANTOSHIPRASAD KORI
Second Party : Not Applicable
Stamp Duty Paid By : RAMPRASANTH SANTOSHIPRASAD KORI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0015741414

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-1

[Gujarat RERA Order -23 dt.23/05/2019]

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./Ms. Ramprasanth Santoshiprasad Kori promoter of the proposed project/ duly authorized by the promoter Shree Sai Enterprises of the proposed project Sai Niwas, vide its/ his/ their authorization dated 09-06-2020

I, Ramprasanth Santoshiprasad Kori promoter of the proposed project / duly authorized by the promoter Shree Sai Enterprises of the proposed project Sai Niwas do hereby solemnly declare, undertake and state asunder:

1. I/ We have entered into an agreement with Ramprasanth Santoshiprasad Kori and Sajjudevi Ramparasnath Kori [Name of the project and owner(s)/ lessor(s)] by way of registered Development agreement/ agreement, Registered on date: 10/11/2020 at sub Registrar office Vapi Vide Sr. No. 8372 to develop the land bearing Survey No/ FP No Plot No.175 to 180 of Chala, Vapi Village/City(said land);
2. That Ramprasanth Santoshiprasad Kori and Sajjudevi Ramparasnath Kori [Name of the project land owner (s) / lessor (s)] 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 and a true copy of title of such land along with an authenticated copy of the agreement between such owner and me / us (the promoter) for development to the said state project is enclosed here with, and the said land is free from all encumbrances.

OR

That details of encumbrances Nil (specify then a true) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

Page No...2.

21/11/2020

3. That I/we will abide by all the condition soft he Development/ agreement and fulfil all my obligation under the said agreement, specifically the obligation of making the full payments to wards consideration for the land/ development rights. I will keep the Authority apprise do the scheduled payments having been made from time to time to wards the cost of land. This will be in corporate din Form-3 submitted by us on quarterly basis.
4. That, I/ We will be liable for fulfillment of my/ our obligations under the Act towards the allottees of the units/apartments.



Deponent

21/06/2021

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 Vapi on this 16th day of June 2021.



Deponent

21/06/2021



SIGNED BEFORE ME

SHAILESH N. MEHTA
(ADVOCATE & NOTARY)

Regd. No. : 867/09

Shop No. 12, Kamp's Corner,
Adjacent to Hotel Galaxy,

Koparli Road, G.I.D.C., VAPI-396 195-Gujarat State.
Cell No. : 98251 42758

Book No. 02
Page No. 83
Serial No. 1444
Date 16-06-2021

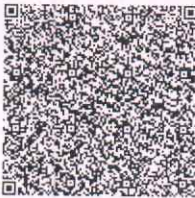




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ62571652503115T
Certificate Issued Date : 16-Jun-2021 05:54 PM
Account Reference : IMPACC (AC)/ gj13129611/ VAPI/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJ1312961160861601218235T
Purchased by : RAMPRASANTH SANTOSHIPRASAD KORI
Description of Document : Article 32 Letter of Guarantee
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAMPRASANTH SANTOSHIPRASAD KORI
Second Party : Not Applicable
Stamp Duty Paid By : RAMPRASANTH SANTOSHIPRASAD KORI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0015741415

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.

dt.23/05/2019]

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./Ms. Ramprasanth Santoshiprasad Kori promoter of the proposed project / duly authorized by the promoter of the proposed project Shree Sai Enterprises, vide its/ his/ their authorization dated 09-06-2020,

AND

- 2) Mr./Ms. Ramprasanth Santoshiprasad Kori and Sajju devi Ramparasnath Kori owner/ lessor of the project land/ duly authorized by the owner/lessor of the project land, vide its / his / their authorization dated 09-06-2020,

We, 1) Shree Sai Enterprises promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) Ramprasanth Santoshiprasad Kori and Sajjudevi Ramparasnath Kori owner/ lessor of the project land do here by solemnly declare, undertake and state as under:

- A. We have entered in to registered Development agreement/ Registered on date 10/11/2020 at sub Registrar office Vapi to develop the land bearing Survey No/ FP No of 3247 (OLD SURVEY NO. 453/ PAIKEE 1/ PLOT NO.175 Village : Chala, Tal. Vapi, Dist. Valsad /City (said land);
- B. That [1]. SMT. SAJJUDEVI RAMPARASNATH KORI, [2]. SHRI RAMPRASANTH SANTOKHI KORI, [Name of the project land owner (s)/ lessor (s)]have/ has a legal title to the land on which 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 me / us (the promoter) for development of there ale state project is en closed here with, and the said land is free from all encumbrances.

S a J U

21/11/2020

{2}

OR

That details of encumbrances (specify then at u re) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

- C. That ,we will abide by all the condition sof the Development/agreement and fulfil all our obligation sunder the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/ or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.
- D. That, We undertake to sign and execute all the documents necessary for Conveyance/ Transfer of the apartment to the allottee(s), a sand when the hand in g over of the physical possession and conveyance is due as per the Act.
- E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and no restrictive, with reference to the interest of allottees of project.

Deponent1)

Deponent2)

Verification

The content so four above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verify by us at Vapi on this 16th day of June 2021.

Deponent1)

Deponent2)

SIGNED BEFORE ME

SHAILESH N. MEHTA
(ADVOCATE & NOTARY)

Regd. No. : 867/09

Shop No. 12, Kamp's Corner,
Adjacent to Hotel Galaxy,

Koparli Road, G.I.D.C., VAPI-396 195-Gujarat State,
Cell No. : 98251 42758

Book No.

Page No.

Serial No.

Date

02

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1448

16-06-2021



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ50590557386416T
Certificate Issued Date : 22-May-2021 12:20 PM
Account Reference : IMPACC (AC)/ gj13129611/ VAPI/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJ1312961137041608168306T
Purchased by : RAMPRASANTH SANTOSHIPRASAD KORI
Description of Document : Article 18 Certificate or Other Document
Description : (NOTARIZED DECLARATION ON 300 RS. STAMP)
AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : RAMPRASANTH SANTOSHIPRASAD KORI
Second Party : Not Applicable
Stamp Duty Paid By : RAMPRASANTH SANTOSHIPRASAD KORI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0015741271

Statutory Alert:

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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.

:: (NOTARIZED DECLARATION ON 300 RS. STAMP) AFFIDAVIT ::

Affidavit cum declaration of Mr. Ramprasanth Santoshiprasad Kori Promoter / Duly authorized Signatory of Shree Sai Enterprises for the project Sai Niwas A & Bat Plot No 175 to 180, Apna Ghar Apartment Society, Kachigam Road, Chala Vapi, Moje-Chala, Ta.Vapi, Dist.Valsad.

I Ramprasanth Santoshiprasad KORI authorized Signatory by the promoter Shree Sai Enterprises do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No. PR/ VALSAD/ PARDI/ GUJRERA/ 210419/010753 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form- 3 submitted by me as prepared by chartered accountant Mr. Navin Sukanraj Jain is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no- GH/V/116of2019/RAR-102018-1005-Ldated31/08/2019. If any short fall remains in fees as per form - 3 carpet area calculation, I/We are bound to pay the same.



રામપ્રસાન્થ કોરી

Promoter

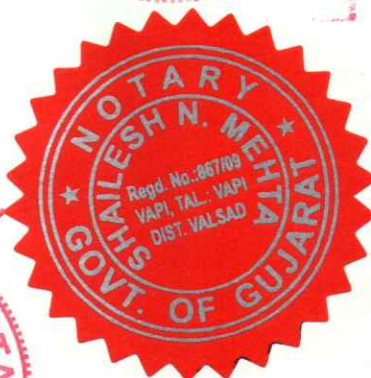


Solemnly affirmed before me by Mr./Mrs./Miss. Ramprasanth S. Kori of chala who has been identified by Shri _____ of _____ to whom I know personally.

SHAILESH N. MEHTA
ADVOCATE & NOTARY

Shop No. 12, Kamp's Corner,
Adjacent to Hotel Galaxy, Koparli Road,
G.I.D.C., VAPI-396 195-Gujarat State.
Cell No. 09825142758, Tel. :0260-2430835.

Book No. : 02
Page No. : 37
Serial No. : 1216
Date : 22/05/2021



SHREE SAI ENTERPRISES

Plot no. 175 to 180 : Apna ghar, Apartment society (Nr. Padmavati building) kachigam
Road, chala vapi-386191, Mobil : 9374937476 , Email : omlaxmialuminium@gmail.com

Declaration for Authorised Signatory

I/We ---

S.NO.	NAME OF PARTNER
1	SAJJUDEVI KORI
2	RAMPRASANTH SANTOSHIPRASAD KORI

hereby solemnly affirm and declare that **RAMPRASANTH SANTOSHIPRASAD KORI** to act as an authorized signatory for the project **SAI NIWAS A & B** of **SHREE SAI ENTERPRISES** for which application for RERA registration is being filed under the Real Estate Regulatory Authority Act, 2016.

All his actions in relation to this project will be binding on us.

S.No.	Full Name Designation/Status	Signature
1.	SAJJUDEVI KORI	SAJJU
2.	RAMPRASANTH SANTOSHIPRASAD KORI	RAMPRASANTH SANTOSHIPRASAD KORI

Acceptance as an authorized signatory

I **RAMPRASANTH SANTOSHIPRASAD KORI** hereby solemnly accord my acceptance to act as authorized signatory for the above referred project and all my acts shall be binding on the project.

For Shree Sai Enterprises

RAMPRASANTH SANTOSHIPRASAD KORI

Signature of Authorised Signatory
PARTNER

Place: **VAPI**
Date: **26/03/2021**



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ46504691923768T
Certificate Issued Date : 03-May-2021 12:07 PM
Account Reference : IMPACC (AC)/ gj13129611/ VAPI/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJ1312961128907770999108T
Purchased by : RAMPRASANTH SANTOSHIPRASAD KORI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAMPRASANTH SANTOSHIPRASAD KORI
Second Party : Not Applicable
Stamp Duty Paid By : RAMPRASANTH SANTOSHIPRASAD KORI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0009150467

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.

:: AFFIDAVIT CUM DECLARATION ::

Affidavit cum Declaration of MR. RAMPRASANTH SANTOSHIPRASAD KORI authorized signatory of SHREE SAI ENTERPRISE for the project SAI NIWAS situated at Plot no. 175 to 180, APNA GHAR SOCIETY (NEAR PADMAVATI BUILDING, KACHIGAM ROAD, CHALA, VAPI.

I, MR. RAMPRASANTH SONTOSHIPRASAD KORI authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I 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 SAI NIWAS is in the VAPI NAGARPALIKA municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of VAPI NAGARPALIKA municipal corporation. With prior permission of VAPI NAGARPALIKA prior to giving possession to Allottees.

I further undertake that I 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.

{2}

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.



1) MR. RAMPRASANTH SONTOSHIPRASAD KORI

21/4/22 11/4

Authorized Signatory of
M/s. SHREE SAI ENTERPRISES, A
Partnership Firm



Solemnly affirmed before me by
Mr./Mrs./Miss. Ramprasanth S. Kori
of Chala who has been
identified by Shri -
of -
to whom I know personally.

Shrae N. Mehta
SHAILESH N. MEHTA
ADVOCATE & NOTARY

Shop No. 12, Kamp's Corner,
Adjacent to Hotel Galaxy, Koparli Road,
G.I.D.C., VAPI-396 195-Gujarat State.
Cell No. 09825142758, Tel. :0260-2430835.

Book No. 02
Page No. 15
Serial No. 1106
Date 03-05-2021

