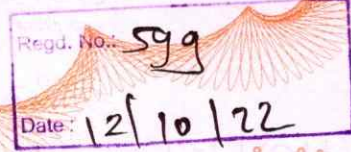


INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No. : IN-GJ43622836823699U
Certificate Issued Date : 12-Oct-2022 01:12 PM
Account Reference : IMPACC (FI)/ gjelimp10/ BARODA KUBER BHAVAN/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1016319353355818U
Purchased by : BHADRESHBHAI MAGANBHAI DESAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDIVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : BHADRESHBHAI MAGANBHAI DESAI
Second Party : Not Applicable
Stamp Duty Paid By : BHADRESHBHAI MAGANBHAI DESAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0011318981

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. BHADRESH MAGANLAL DESAI**, Promoter of project / duly authorized by promoters of **UNITY DEVELOPERS** of the Project Name: "**MALBAR GOLD**" R.S NO.-54, F.P NO. - 36, T.P- 38, O.P NO.-30, Area of Plot: **3947.00 Sq.Mts.** Admeasuring Net Area of Planning: **3947.00 (Sq.Mts.)**, Mouje Village **TARSALI**, Taluka. **VADODARA**. Vide its/his/her/their authorization dated **11/10/2022**

Affidavit cum Declaration of **Mr. BHADRESH MAGANLAL DESAI**, promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: **11.10.2022**

I, **Mr. BHADRESH MAGANLAL DESAI** 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 "**MALBAR GOLD**" the project is proposed

OR

UNITY DEVELOPERS has legal title or the land on which the development of "**MALBAR GOLD**" 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.

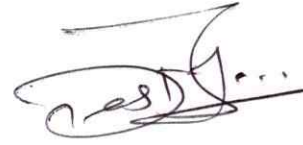
2. That the said land is free from all encumbrances.

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 **25/10/2027**.
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.

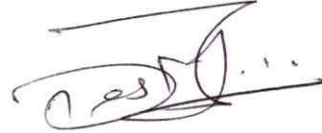


(Mr. BHADRESH MAGANLAL DESAI)

Deponent

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 11TH October 2022

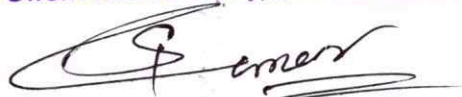


(Mr. BHADRESH MAGANLAL DESAI)

Deponent



Solemnly Affirmed/Declared
Sworn Before me by B.M. Desai



S. C. Parmar
NOTARY (Govt. of India)

12/10/2022 Page 2 of 2





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ43621821628969U

Certificate Issued Date : 12-Oct-2022 01:11 PM

Account Reference : IMPACC (FI)/ gjelimp10/ BARODA KUBER BHAVAN/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1016317283808057U

Purchased by : BHADRESHBHAI MAGANBHAI DESAI

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

Description : AFFIDIVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : BHADRESHBHAI MAGANBHAI DESAI

Second Party : Not Applicable

Stamp Duty Paid By : BHADRESHBHAI MAGANBHAI DESAI

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

Regd. No. 597

Date: 12/10/22



JD 0011318980

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.

BHADRESHBHAI MAGANBHAI DESAI BHADRESHBHAI MAGANBHAI DESAI BH



Affidavit cum Declaration

Affidavit Cum Declaration of **Mr. BHADRESH MAGANLAL DESAI** Authorized Signatory of **UNITY DEVELOPERS** for The Project "**MALBAR GOLD**" Situated At: Malbar Gold, Opp. Malbar Valley, Beside Bhavya Residency, Uma Vidhyalaya Road, Tarsali, Vadodara-390009 Vide its/his/her/their authorization dated **11/10/2022**

I **Mr. BHADRESH MAGANLAL DESAI** 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. BHADRESH MAGANLAL DESAI

Deponent

Date: 11/10/2022

Place: VADODARA



Solemnly Affirmed/Declared
Sworn Before me by **B.M. Desai**

Page 1 of 1

S. C. Parmar
NOTARY (Govt. of India)

12/10/2022

A Project by :

UNITY
DEVELOPERS



MALBAR
GOLD

R.S. No. 56, F.P. No. 36, Tarsali, Opp. Malbar Velly,
Uma Vidhyalaya Road, Nr. Bhavya Bunglow,
Somnathnagar, Tarsali, Di. Vadodara.

Ref. No.

Date :

AUTHORITY LETTER

We the partners of **UNITY DEVELOPERS** having principle place of business at Address: Block No 54, Tp-38, Fp-36, Malbar Gold, Near Bhavya Residency, Uma Vidhyalay Road, Vadodara, Gujarat-390009 do hereby authorize **Mr. BHADRESHBHAI MAGANBHAI DESAI** 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	<u>BHADRESHBHAI</u> <u>MAGANBHAI DESAI</u>		
2	<u>DIVYESH VALJIBHAI</u> <u>BHADANI</u>		
3	<u>KISHANKUMAR VALJIBHAI</u> <u>BHADANI</u>		



Project by :

UNITY
DEVELOPERS



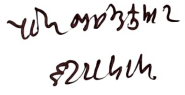
MALBAR

GOLD

R.S. No. 56, F.P. No. 36, Tarsali, Opp. Malbar Velly,
Uma Vidhyalaya Road, Nr. Bhavya Bunglow,
Somnathnagar, Tarsali, Di. Vadodara.

Ref. No.

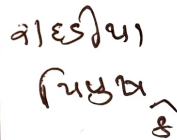
Date :

4	<u>JITENDRAKUMAR HIRALAL PATEL</u>		
5	<u>HARSHADBHAI GANESHBHAI PATEL</u>		
6	<u>RASHIKLAL JOYATARAM PATEL</u>		
7	<u>BABULAL JINABHAI AKBARI</u>		
8	<u>PARTH JITENDRABHAI MONAPARA</u>		





Ref. No.

9	<u>RAMESHBHAI</u> <u>PARSOTTAMBHAI PATEL</u>		Date : 
10	<u>PIYUSH KANTILAL RADADIA</u>		
11	<u>ADARSH GHANSHYAMBHAI</u> <u>HIRPARA</u>		

ACCEPTANCE

I Mr. BHADRESHBHAI MAGANBHAI DESAI hereby confirm & accept the authority vested upon me by the abovementioned partners of **UNITY DEVELOPERS** and agree to take all action in good faith of partners of **UNITY DEVELOPERS**.

Signature of authorized signatory:



(Mr. BHADRESHBHAI MAGANBHAI DESAI)

