



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ40964773468548U
Certificate Issued Date : 07-Oct-2022 01:29 PM
Account Reference : IMPACC (SV)/ gj13352504/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1335250411083210588820U
Purchased by : HASMUKHBHAI PRAJAPATI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHREE GANESH BUILDERS
Second Party : Not Applicable
Stamp Duty Paid By : SHREE GANESH BUILDERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Sr. No. 20077
Date : 8/10/2022



JD 0021712177

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of this certificate.
3. In case of any discrepancy.



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. Rajeshbhai Bhimjibhai Kaneria Duly authorized Signatory of the Promoter Shree Ganesh Builders for the project "Takshashila-2 Phase-II", vide their authorization dated 08.10.2022.

I, Rajeshbhai Bhimjibhai Kaneria 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 we, promoter have / has a legal title to the land on which the development of the project is proposed

OR

Shree Ganesh Builders 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 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.

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

OR

That details of encumbrances NIL including details of any rights, 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 31.12.2026.

4. That seventy per cent of the amounts realised 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 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. That 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. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

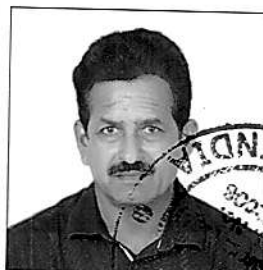
સાતેશ બ. શેઠ

Deponent

Verification

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

Verified by me at Vadodara on this 08th day of October, 2022.



સાતેશ બ. શેઠ

Deponent



BEFORE ME
H. J. Zala
H. J. ZALA
NOTARY (Govt. of India)

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No.

IN-GJ40969525602952U

Sr. No. 20096

Certificate Issued Date

07-Oct-2022 01:33 PM

Date : 8/10/2022

Account Reference

IMPACC (SV)/ gj13352504/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1335250411092575272215U

Purchased by

HASMUKHBHAI PRAJAPATI

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

Not Applicable

Consideration Price (Rs.)

0

(Zero)

First Party

SHREE GANESH BUILDERS

Second Party

Not Applicable

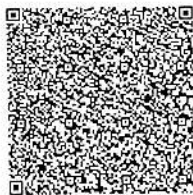
Stamp Duty Paid By

SHREE GANESH BUILDERS

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



JD 0021712180

Statutory Alert:

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



AFFIDAVIT

Affidavit cum declaration of Mr. Rajeshbhai Bhimjibhai Kaneria Duly Authorized Signatory of Shree Ganesh Builders for the project "Takshashila-2 Phase-II" situated at Block No. 94, TP No. 3, FP No. 8/2, Gotri Sevasi Road, Vadodara - 391101.

I Rajeshbhai Bhimjibhai Kaneria authorized Signatory of the promoter Shree Ganesh Builders do hereby solemnly declare, undertake and state that,

I am submitting an application for RERA registration for my above-mentioned project.

In the submitted Plans (approved by competent authority) are not Showing clearly RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant Mr. PARTH M. PATEL 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/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form – 3 carpet area calculation, I/We are bound to pay the same.



રાજેશભાઈ ભીમજીભાઈ કાનેરિયા

Promoter



Solemnly Affirmed/Declared

Sworn Before me by

Rajeshbhai Kaneria's

H. J. ZALA

NOTARY (Govt. of India)



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.

IN-GJ40968057567896U

Sr. No. 20079

Certificate Issued Date

07-Oct-2022 01:31 PM

Date : 8/10/2022

Account Reference

IMPACC (SV)/ gj13352504/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1335250411089382063103U

Purchased by

HASMUKHBHAI PRAJAPATI

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

Not Applicable

Consideration Price (Rs.)

0

(Zero)

First Party

SHREE GANESH BUILDERS

Second Party

Not Applicable

Stamp Duty Paid By

SHREE GANESH BUILDERS

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



JD 0021712179

Statutory Alert:

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Drainage



Affidative Cum Declaration

Affidative cum declaration of Mr. Rajeshbhai Bhimjibhai Kaneria Duly authorized Signatory of Shree Ganesh Builders for the project "Takshashila-2 Phase-II" situated at Block No. 94, TP No. 3, FP No. 8/2, Gotri Sevasi Road, Vadodara - 391101.

I, Rajeshbhai Bhimjibhai Kaneria authorized signatory of the proposed project duly authorized by the promoter of the project, do hereby solemnly declare, undertake & state as under;

We submitted & got approval of our plan/layout in which drainage layout & sewerage disposal system is shown as per GDCR/NBC. I hereby undertake that till the drainage connectivity is provided by the concerned authority, septic tank & 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 new GDCR-2017.

Or

Our project 'Takshashila-2 Phase-II' is in the Vadodara Municipal Corporation area. There exists drainage network in surrounding of the project area. We shall connect drainage system of our project with existing drainage network of Vadodara Municipal Corporation with the prior permission of the mentioned authority prior to giving possession to the allottees.



We further undertake that we will take building use permission from planning authority after providing / constructing / executing drainage and sewerage disposal system as per GDRC / NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for the 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.



અરજીદાર

Deponent

Solemnly Affirmed/Declared

Sworn Before me by

H. J. ZALA
NOTARY (Govt. of India)



APPOINTMENT OF AUTHORIZED SIGNATORY

We, the partners of **M/s Shree Ganesh Builders** having principal place of business situated at A-1, FF-04, Akshar Pavilion, Priya Cinema Road, Gotri, Vadodara - 390021, do hereby authorize **Mr. Rajeshbhai Bhimjibhai Kaneria**, partner of the firm, as the Authorized Signatory on behalf of the firm for the purpose of obtaining registration & further compliance under GujRERA to produce necessary accounts, documents, etc., and to take all necessary steps in the said proceedings for the Project 'Takshashila-2 Phase-II'.

For M/s Shree Ganesh Builders

(રાજેશ ભીમજીભાઈ કાનેરિયા)

Mr. Rajeshbhai Bhimjibhai Kaneria

(મગનુભાઈ જામનાદાસ સિતાપરા)

Mr. Bhanubhai Jamnadas Sitapara

(વલ્લભદાસ ગોરધન કાંસગરા)

Mr. Vallabhdas Gordhan Kansagara

Place: - Vadodara

Date: - 08.10.2022

ACCEPTANCE

I, **Rajeshbhai Bhimjibhai Kaneria**, partner of M/s. Shree Ganesh Builders, Vadodara, do hereby accept the aforesaid authority.

(રાજેશ ભીમજીભાઈ કાનેરિયા)

Mr. Rajeshbhai Bhimjibhai Kaneria

Place: - Vadodara

Date: - 08.10.2022