



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

NO. : 626

DATE: 11/5/2021

Certificate No. : IN-GJ48078453494534T
Certificate Issued Date : 11-May-2021 11:49 AM
Account Reference : IMPACC (SV)/ gj13027004/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1302700432039651829450T
Purchased by : S I PARIKH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : RADHIKA ENTERPRISE
Second Party : Not Applicable
Stamp Duty Paid By : RADHIKA ENTERPRISE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021176110

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.

SHCIL



Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



0051156110

3001 -

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. SAMIR INDRAVADAN PARIKH** promoter /duly authorized by the promoter of **RADHIKA ENTERPRISE (PROJECT: - RATNAM PALM LEAF)** (Name of proposed project), vide its/his/her/their authorization dated **01-05-2021**

I, **Mr. SAMIR INDRAVADAN PARIKH** promoter/duly authorized by the promoter of **RADHIKA ENTERPRISE (PROJECT: - RATNAM PALM LEAF)** (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 **RATNAM PALM LEAF** (Name of the proposed project) is proposed;

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.
3. The time period within which the project shall be completed by me/us is 30-06-2025.
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.

FOR RADHIKA ENTERPRISE

Samir. I. Parikh.

PARTNERS



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.

FOR RADHIKA ENTERPRISE

Gemini. I. Panich.

PARTNERS

Deponent

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 _____ on this _____ day of _____

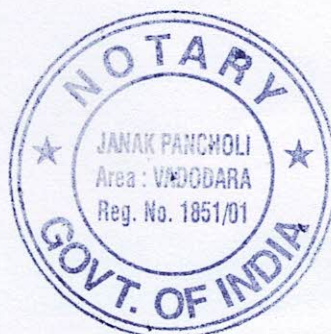
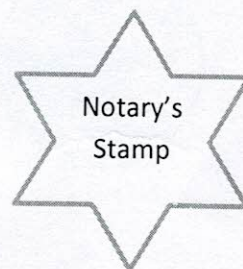
Deponent



FOR RADHIKA ENTERPRISE

Gemini. I. Panich.

PARTNERS



Solemnly Affirmed Declared
Sworn Before me by *S.J. Patil*
Janak 11/5/2021
JANAK PANCHOLI
NOTARY



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

V. J. BHATIA - NOTARY
Sr. No. 172
Date. 14/06/2021

Certificate No. IN-GJ57112074595986T

Certificate Issued Date 07-Jun-2021 06:54 PM

Account Reference IMPACC (SV)/ gj13027004/ BARODA/ GJ-BA

Unique Doc. Reference SUBIN-GJGJ1302700450014930030773T

Purchased by S I PARIKH

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

Description Not Applicable

Consideration Price (Rs.) 0

(Zero)

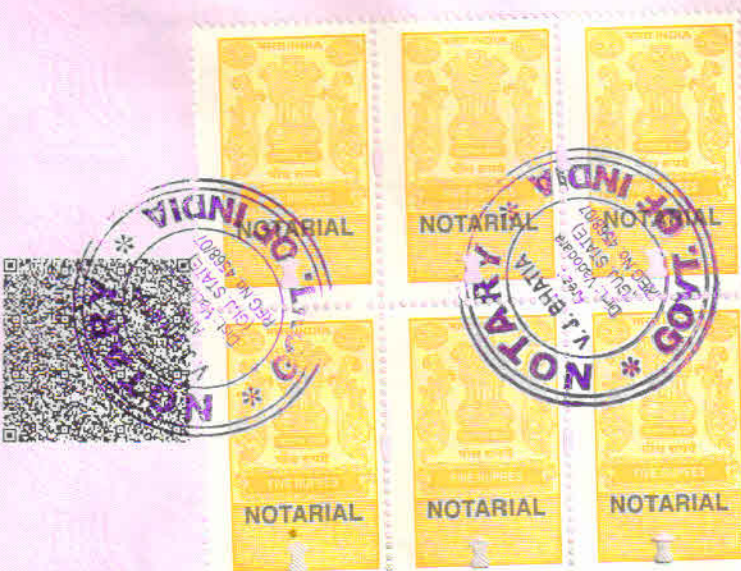
First Party RADHIKA ENTERPRISE

Second Party Not Applicable

Stamp Duty Paid By RADHIKA ENTERPRISE

Stamp Duty Amount(Rs.) 300

(Three Hundred only)



LB 0021176592

Statutory Alerts:

1. This Certificate or the Stamp certificate should be verified at www.stickstamp.com or using e Stamp Mobile App of Office, Mumbai.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App readers if provided.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

Affidavit cum declaration of Mr. SAMIR INDRAVDAN PARIKH authorized signatory of (RADHIKA ENTERPRISES) for the project (RATNAM PALM LEAF) situated at (RATNAM PALM LEAF, BESIDE PALM VILLA, NR HAVELI RESI CUM PLAZA, MAKARPURA, VADODARA.)

I SAMIR INDRAVDAN PARIKH 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.OR

Our project RATNAM PALM LEAF is in the Vadodara 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 Vadodara Municipal Corporation. With prior permission of Vadodara Municipal Corporation prior to giving possession to allottees.

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.

FOR RADHIKA ENTERPRISE

Ganesh. I. Parikh
Deponent **PARTNERS**



Solemnly Affirmed/Declared
Sworn Before me by *Self*

[Signature]
VIJAYKUMAR J. BHATIA
NOTARY
GOVT OF INDIA

RADHIKA ENTERPRISE

We, M/S RADHIKA ENTERPRISE consisting of partners

- 1) Mr. SAMIR INDRAVDAN PARIKH
- 2) Mrs. SONAL SAMIR PARIKH
- 3) Mr. RAKESH INDRAVADAN PARIKH
- 4) Mrs. PARUL RAKESH PARIKH
- 5) Mr. BRIJESH NAYANKUMAR SHAH
- 6) Mr. AAYUSH SANDIPKUMAR SHAH
- 7) Mr. NISARG NILESHKUMAR SHETH
- 8) Mr. SUNNY NILESHKUMAR SHETH
- 9) Mr. NAINESHKUMAR RAMESHCHANDRA SHAH

(Names of the Partners)("Partners") authorize following person and he is here by authorized to sign/execute and submit all the necessary papers, letters, forms, agreement, documents, writings, submissions, etc. to be submitted by the firm in connection with real estate regulatory "RERA" enrolment and other procedures under the proposed real estate regulatory "RERA" to be carried out in future. The acts done shall be binding on the firm, until the same is

Specimen Signatures of Authorized Signatory:

Name of Authorized Signatory	Designation	Specimen Signature
Mr. SAMIR INDRAVDAN PARIKH	Partner	<i>Samir. I. Parikh.</i>

Yours faithfully,

FOR RADHIKA ENTERPRISE

Samir. I. Parikh.

PARTNERS

RADHIKA ENTERPRISE

Fill the name of each Partner In Block Letters	To be signed here by the Partners in individual capacity
Mrs. SONAL SAMIR PARIKH	< Sonal S. Parikh
Mr. RAKESH INDRAVADAN PARIKH	x R.T.
Mrs. PARUL RAKESH PARIKH	< P. R. Parikh
Mr. BRIJESH NAYANKUMAR SHAH	x Brijesh
Mr. AAYUSH SANDIPKUMAR SHAH	x Aayush
Mr. NISARG NILESHKUMAR SHETH	x Nisharg
Mr. SUNNY NILESHKUMAR SHETH	< S. N. Sheth
Mr. NAINESHKUMAR RAMESHCHANDRA SHAH	x Sunny

DATE:

PLACE: VADODARA

FOR RADHIKA ENTERPRISE

Sunny, I. Parikh.

PARTNERS