



IN-GJ78977121983502V



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# INDIA NON JUDICIAL Government of Gujarat

## Certificate of Stamp Duty



Certificate No.

IN-GJ78977121983502V

Certificate Issued Date

07-Jun-2023 10:57 AM

Account Reference

IMPACC (SV)/ gj13217104/ JUNAGADH1/ GJ-JU

Unique Doc. Reference

SUBIN-GJGJ1321710484173354121326V

Purchased by

YOGESHBHAI JOSHI

Description of Document

Article 14 Bond

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0  
(Zero)

First Party

SHREEJI DEVELOPERS

Second Party

Not Applicable

Stamp Duty Paid By

SHREEJI DEVELOPERS

Stamp Duty Amount(Rs.)

300  
(Three Hundred only)

Serial No. 5166  
Book No. 6  
Page No. 75  
Receipt No. 5166  
Date 07 JUN 2023



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IN-GJ78977121983502V

JD 0027384498



### FORM 'B'

[Seerule3(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. **JIGNESH JAYANTIBHAI VAGHELA** promoter of the proposed project/ duly authorized by the promoter **SHREEJI DEVELOPERS** of the proposed project **SHREE KESHAV 2**, vide its/his/their authorization dated 13<sup>th</sup> April, 2023.

I, **JIGNESH JAYANTIBHAI VAGHELA** promoter of the proposed project/ duly authorized by the promoter **SHREEJI DEVELOPERS**, of the proposed project **SHREE KESHAV 2**, 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 the project is proposed
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2026.



4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 to the percentage of completion 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.

J. J. V. Agdekar

Deponent

### VERIFICATION

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

Verify by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023



J. J. V. Agdekar

Deponent

**Solemnly Affirmed  
&  
SIGNED BEFORE ME**



**(P. M. RAMDATTI)  
NOTARY  
GOVT. OF INDIA  
JUNAGADH (GUJARAT)**

## SHREEJI DEVELOPERS

TIMBAWADI GROUND FLOOR, SR NO 59P 1 59P 3 59P 4, PLOT NO 14 AKSHAR RESIDENCY 2,  
KESHOD ROAD, JUNAGADH, GUJARAT 362001

**AUTHORISATION LETTER TO APPOINT MR. JIGNESH JAYANTIBHAI VAGHELA  
FOR RERA REGISTRATION OF REAL ESTATE PROJECT "SHREE KESHAV 2"  
BEING DEVELOPED BY THE FIRM AND MATTERS INCIDENTAL THERETO**

**RESOLVED THAT MR. JIGNESH JAYANTIBHAI VAGHELA** (Partner) be and is hereby appointed as Authorized representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the firm in connection with registration of its real estate project "**SHREE KESHAV 2**" with Gujarat Real Estate Regulatory Authority and matters incidental thereto. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

**Certified to be true**

For **SHREE DEVELOPERS**

Date: 13<sup>th</sup> April, 2023

Partners

JIGNESH JAYANTIBHAI VAGHELA

**SHREEJI DEVELOPERS**

*J. J. Vaghela*

**PARTNER**

HARDIK KAMLESHBHAI VAGHELA

**SHREEJI DEVELOPERS**

*Hardik Kamleshbhai Vaghela*

**PARTNER**

CHENISH HARSUKHBHAI KUMBHANI

**SHREEJI DEVELOPERS**

*Chenish Harsukhbhai Kumbhani*

**PARTNER**

HEMANG PRAVINBHAI VAGHELA

**SHREEJI DEVELOPERS**

*Hemang Pravinbhai Vaghela*

**PARTNER**

## SHREEJI DEVELOPERS

TIMBAWADI GROUND FLOOR, SR NO 59P 1 59P 3 59P 4, PLOT NO 14 AKSHAR RESIDENCY 2,  
KESHOD ROAD, JUNAGADH, GUJARAT 362001

SHREEJI DEVELOPERS

RAHUL POPATBHAI THUMAR

PARTNER

SHREEJI DEVELOPERS

PRATAPBHAI MALDEBHAI JADEJA

PARTNER

SHREEJI DEVELOPERS

CHANDRESH JASHVANTRAI JOSHI

PARTNER



**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**



|                           |                               |
|---------------------------|-------------------------------|
| Certificate No.           | IN-GJ78981528603053V          |
| Certificate Issued Date   | 07-Jun-2023 11:00 AM          |
| Account Reference         | IMPACC (SV)/ gj13217104/ JUNA |
| Unique Doc. Reference     | SUBIN-GJGJ13217104841831192   |
| Purchased by              | YOGESHBHAI JOSHI              |
| Description of Document   | Article 14 Bond               |
| Description               | AFFIDAVIT CUM DECLARATION     |
| Consideration Price (Rs.) | 0<br>(Zero)                   |
| First Party               | SHREEJI DEVELOPERS            |
| Second Party              | Not Applicable                |
| Stamp Duty Paid By        | SHREEJI DEVELOPERS            |
| Stamp Duty Amount(Rs.)    | 300<br>(Three Hundred only)   |

Serial No. 5165  
Book No. 6  
Page No. 74  
Receipt No. 5165  
Date 07 JUN 2002



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### **AFFIDAVIT CUM DECLARATION**

AFFIDAVIT CUM DECLARATION of **Mr. JIGNESH JAYANTIBHAI VAGHELA** authorized signatory of **SHREEJI DEVELOPERS** for the project **SHREE KESHAV 2**, situated at Akshar Residency – 2, Opp. Vinayak Green, Near Akshar Avenue, Madhuram, Junagadh.

I, **JIGNESH JAYANTIBHAI VAGHELA** as authorized signatory of proposed project **SHREE KESHAV 2**, 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. 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 form 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.



I/we also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I/we understand that the entire responsibility for the same will be that of Promoter/Architect/Engineer/Site Supervisor/Land Owner.



*J. J. Vaghela*

Deponents



**Solemnly Affirmed  
&  
SIGNED BEFORE ME**

**(P. M. RAMDATTI)**  
NOTARY  
GOVT. OF INDIA  
JUNAGADH (GUJARAT)

**07 JUN 2023**