

Regd. No.: 0351

Date: 25/10/2020



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ64847775831463S
Certificate Issued Date : 24-Jan-2020 03:54 PM
Account Reference : IMPACC (SV)/ gj13156904/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315690470124404753360S
Purchased by : Sanjay Katudiya
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : Siddhi Vinayak Real Estate
Second Party : NA
Stamp Duty Paid By : Siddhi Vinayak Real Estate
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0004251078

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website 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 AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of Mr. / Ms. **CHETANKUMAR BHAGVANBHAI KAPADIA**, Promoter of project / duly authorized by promoter **SIDDHI VINAYAK REAL ESTATE** of the Project Name: **SATYAM NIRVANA C.S. / R.S 1068/1, 1068/2 Block No.NA, O.P. No. NA, F.P. No. 64 Area of Plot: 1275 (Sq.Mt.), T.P. Scheme No NA, Village Name. HARNI, Taluka. VADODARA, Authority Name. VMSS, District. VADODARA, Vide Its / his / their Authorized Dated: 24-01-2020.**

Affidavit cum Declaration of Mr./Ms. **CHETANKUMAR BHAGVANBHAI KAPADIA** Promoter of the proposed project/ duly authorized by the promoter **SIDDHI VINAYAK REAL ESTATE** of the proposed project, vide its/his/their authorization dated 24-01-2020;

CHETANKUMAR BHAGVANBHAI KAPADIA Promoter of the proposed project/ duly authorized by the promoter **SIDDHI VINAYAK REAL ESTATE** of the proposed project do hereby solemnly declare, undertake and state as under:

1. **SIDDHI VINAYAK REAL ESTATE** have / has legal title or the land on which the development or 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.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2024.
4. That seventy percentage of amount realised by me/promoter for the real estate project from the Allottees, from time to time, shall be in deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.



5. That the amount from separate account, to cover the cost of the project shall be withdrawn in portion to the 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 chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter 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 that audit that the amount collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all 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.



C.B. Khandekar

Deponent

Verification

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

Verify by me at Melodhar on this 25 day of Jan. 2021

NOTARY

NOTARY

C.B. Khandekar

Deponent



Solemnly Affirmed/Declared
Sworn Before me by *Chetan Kumar*
Chetan Kumar
H. D. GHADIYALI
NOTARY (Govt. of India)



Regd. No.: 0353

Date: 25/01/2020



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ64854886986831S
Certificate Issued Date : 24-Jan-2020 03:59 PM
Account Reference : IMPACC (SV)/ gj13156904/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315690470133259281125S
Purchased by : Sanjay Katudiya
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : Siddhi Vinayak Real Estate
Second Party : NA
Stamp Duty Paid By : Siddhi Vinayak Real Estate
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0004251080

Statutory Alert:

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FORM B-1

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. CHETANKUMAR BHAGVANBHAI KAPADIA promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24-01-2020;

I, CHETANKUMAR BHAGVANBHAI KAPADIA promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with RAMESHBHAI C PRAJAPATI (Name of the project land owner(s)/lessor(s)) by way of registered development agreement, Registered on date 21-01-2020 at sub Registrar office VADODARA to develop the land bearing survey No/F P No 64 of HARNI Village/city(said land);
2. That RAMESHBHAI C PRAJAPATI (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 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 the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I/we will abide by all the conditions of the Development Agreement and fulfill all my obligations under the said agreement, specifically the obligation of making the full



payments towards consideration for the land/development rights. I will keep the Authority appraised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a 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.

Verification

C.B. Kuvshy
Deponent

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

Verify by me at Melocherry on this 28 day of Jan. 2020

NOTARY

NOTARY

C.B. Kuvshy
Deponent



Solemnly Affirmed/Declared
Sworn Before me by Gopal Kumar

H. D. Ghadiyali
H. D. GHADIYALI
NOTARY (Govt. of India)
28/1/2020



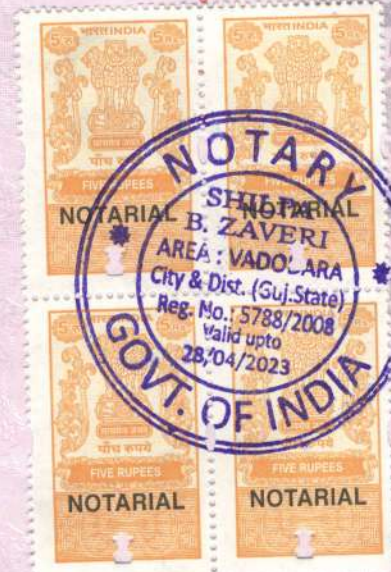
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Sr. No.: 1162
Date: 27/01/2020

Certificate No. : IN-GJ59970207090211S
Certificate Issued Date : 13-Jan-2020 01:07 PM
Account Reference : IMPACC (SV)/ gj13156904/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315690460524906233953S
Purchased by : Chetan Kapadiya
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : Siddhi Vinayak Real Estate
Second Party : Rameshbhai C Prajapati
Stamp Duty Paid By : Siddhi Vinayak Real Estate
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0002232978

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

FORM B-2

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. CHETANKUMAR BHAGVANBHAI KAPADIA Promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24-01-2020,
AND
2. Mr./Ms. RAMESHBHAI C PRAJAPATI owner/lessor of the project land/duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 24-01-2020;
We, 1) CHETANKUMAR BHAGVANBHAI KAPADIA promoter of the proposed project/duly authorized by the promoter of the proposed project, AND 2) RAMESHBHAI C PRAJAPATI owner/lessor of the project land do hereby solemnly declare, undertake and state as under;
 - A. We have entered into registered Development agreement, Registered on date 21-01-2020 at sub Registrar office VADODARA to develop the land bearing survey No/F P No 64 of HARNI Village/City(said land);
 - B. That RAMESHBHAI C PRAJAPATI (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 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 the real estate project is enclosed herewith, and the said land is free from all encumbrances.
 - C. That, we will abide by all the conditions of the Development Agreement and fulfill all our obligations under 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.

- That, we undertake to sign and execute all the documents necessary for conveyance/Transfer of the apartment to the Allottees(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- That, arrangement by way of registered development agreement between the undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of Allottees of project.

C.B. Kapadia

Deponent 1) CHETANKUMAR B.KAPADIA
2) RAMESHBHAI C PRAJAPATI

Verification

The contents of my 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 _____.

C.B. Kapadia

Deponent 1) CHETANKUMAR B.KAPADIA
2) RAMESHBHAI C PRAJAPATI



Solemnly Affirmed/Declared
Sworn Before me by *C.B. Kapadia*

Shilpa B. Zaveri

Shilpa B. Zaveri
NOTARY

27 JAN 2020

Regd. No.: 0354
Date: 25/01/2020



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ64850293324993S
Certificate Issued Date : 24-Jan-2020 03:56 PM
Account Reference : IMPACC (SV)/ gj13156904/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315690470128315323119S
Purchased by : Sanjay Katudiya
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : Siddhi Vinayak Real Estate
Second Party : NA
Stamp Duty Paid By : Siddhi Vinayak Real Estate
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0004251079

Statutory Alert:

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Affidavit

Affidavit cum declaration of Mr. **CHETANKUMAR B KAPADIA** Promoter / Duly
Authorized Signatory of **SIDDHI VINAYAK REAL ESTATE** For Project
SATYAM NIRVANA at C.S. / R.S 1068/1, 1068/2 Block No.NA, O.P. No. NA, F.P. No. 64,
Moje- HARNI, Ta. VADODARA, Dist. VADODARA.

I **CHETANKUMAR B KAPADIA** authorized Signatory by the promoter

SIDDHI VINAYAK REAL ESTATE does hereby solemnly declare, undertake and state
that,

I have submitted an application for RERA registration 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. RONAKKUMAR MAJMUDAR 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.



Solemnly Affirmed/Declared
Sworn Before me by *Chetankumar B Kapadia*

H. D. GHADIYALI
NOTARY (Govt. of India)

25/01/2020

C.B. Kapadia
Promoter



Regd. No.: 0352

Date: 25/01/2020



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ64845776520835S
Certificate Issued Date : 24-Jan-2020 03:53 PM
Account Reference : IMPACC (SV)/ gj13156904/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315690470120635111156S
Purchased by : Sanjay Katudiya
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : Siddhi Vinayak Real Estate
Second Party : NA
Stamp Duty Paid By : Siddhi Vinayak Real Estate
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0004251077

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Affidavit cum Declaration

Affidavit cum declaration of **Mr. CHETANKUMAR BHAGVANBHAI KAPADIA**
Authorized Signatory of **SIDDHI VINAYAK REAL ESTATE** for the project **SATYAM NIRVANA**
situated at Nr. Harni police station, Harni, Vadodara.

I CHETANKUMAR BHAGVANBHAI KAPADIA 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.



C.B. Kapadia
Deponent

Solemnly Affirmed/Declared
Sworn Before me by *Chetan Kumar*

H.D. Ghadiyali
NOTARY (Govt. of India)

28/01/2020



Date:

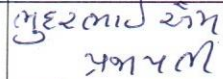
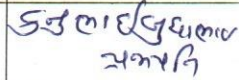
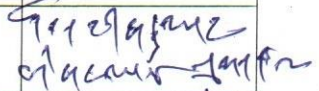
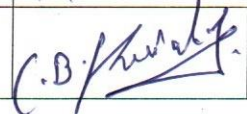
AUTHORITY LETTER

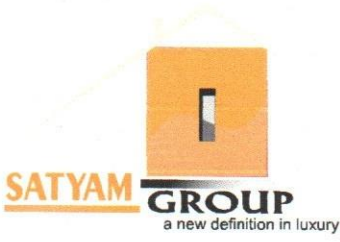
We the partners of SIDDHI VINAYAK REAL ESTATE, having principal place of business at SATYAM NIRVANA city VADODARA state GUJARAT do hereby authorized shri. CHETANKUMAR BHAGVANBHAI KAPADIA to represent us for any compliance related to RERA.

Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Date: 24-01-2020

Place: VADODARA

<u>Name of Partners</u>	<u>Signature</u>
KATUDIYA SANJAYKUMAR BHUDARBHAI	
BHUDARBHAI MOTIBHAI PRAJAPATI (HUF)	
KANUBHAI BUDHABHAI PRAJAPATI	
GIRISHBHAI BECHARBHAI PRAJAPATI	
CHETANKUMAR BHAGVANBHAI KAPADIYA	



Siddhi Vinayak Real Estate

Date:

DIPAKBHAI RAMESHBHAI PRAJAPATI	
RINKAL DIPAKBHAI PRAJAPATI	Rinkal D. Prajapati
JIGAR JAGDISHBHAI PRAJAPATI	Jigar
PRAJAPATI RAMESHBHAI VALJIBHAI	
PRAVINBHAI MAGANBHAI RANPURA	પ્રવિનભાઈ મગનભાઈ રાણપુરા 21/07/21

Regd. No.: 0354

Date: 28/01/2020

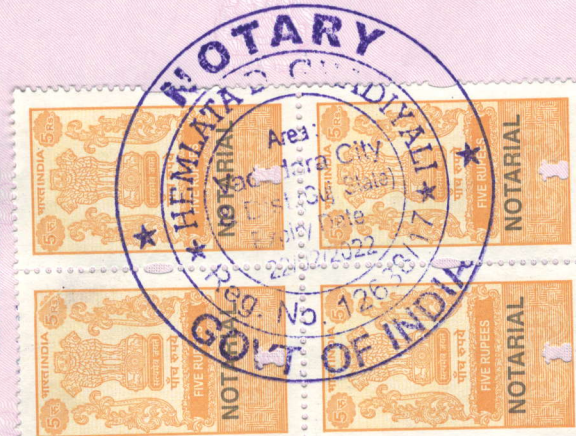
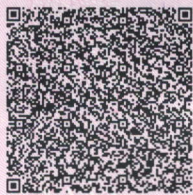


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ64850293324993S
Certificate Issued Date : 24-Jan-2020 03:56 PM
Account Reference : IMPACC (SV)/ gj13156904/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315690470128315323119S
Purchased by : Sanjay Katudiya
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : Siddhi Vinayak Real Estate
Second Party : NA
Stamp Duty Paid By : Siddhi Vinayak Real Estate
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0004251079

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Affidavit

Affidavit cum declaration of Mr. **CHETANKUMAR B KAPADIA** Promoter / Duly
Authorized Signatory of **SIDDHI VINAYAK REAL ESTATE** For Project
SATYAM NIRVANA at C.S. / R.S 1068/1, 1068/2 Block No.NA, O.P. No. NA, F.P. No. 64,
Moje- HARNI, Ta. VADODARA, Dist. VADODARA.

I **CHETANKUMAR B KAPADIA** authorized Signatory by the promoter

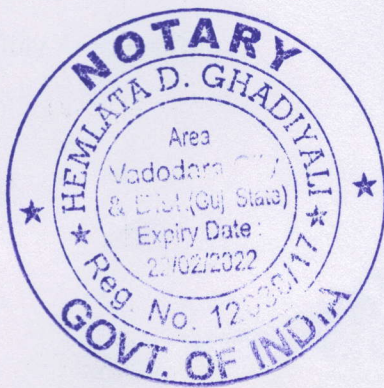
SIDDHI VINAYAK REAL ESTATE does hereby solemnly declare, undertake and state
that,

Area:
dara City
(Guj. State)
ry Date:
02/2022
12638/17
OF INDIA

I have submitted an application for RERA registration 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. RONAKKUMAR MAJMUDAR 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.



Solemnly Affirmed/Declared
Sworn Before me by *Chetankumar B Kapadia*

H. D. GHADIYALI
NOTARY (Govt. of India)

25/01/2020

C.B. Kapadia
Promoter

