



IN-GJ07765242859990V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ07765242859990V
Certificate Issued Date : 13-Feb-2023 03:03 PM
Account Reference : IMPACC (SV)/ gj13209704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320970443108275024408V
Purchased by : JIGAR P SHAH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MADHUVAN DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : MADHUVAN DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Regd. No. 710
Date: 13 / 02 / 2023



JD 0026314186

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 risk of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/ Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **MR. VIJAY PARSHOTTAMBHAI PRAJAPATI**, aged adult, occupation business, Partner of **MADHUVAN DEVELOPERS** duly authorized by promoter of **MADHUVAN DEVELOPERS** Project-**SAKET**, situated on Land bearing F.P. no. 74, R.S. no. 1045/1 TP no. 50, Village Harni, Vadodara – 390022.

I. **MR. VIJAY PARSHOTTAMBHAI PRAJAPATI** promoter/duly authorized by the promoter of **MADHUVAN DEVELOPERS** Project "**SAKET**" 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 Project **SAKET** 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 is **31st December 2026**.

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.

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 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 shall take all the pending approvals on time, from the competent authorities.





have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

V. P. Prajapati

MR. VIJAY PARSHOTTAMBHAI PRAJAPATI
PARTNER
MADHUVAN DEVELOPERS
PROJECT: SAKET



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 Vadodara on this 13th day of FEBRUARY 2023

V. P. Prajapati

MR. VIJAY PARSHOTTAMBHAI PRAJAPATI
PARTNER
MADHUVAN DEVELOPERS
PROJECT: SAKET



Solemnly Affirmed Declared
Sworn Before me By..V. P. Prajapati

[Signature]
13/2/23

VIJAY D. PANCHAL
NOTARY

My Licence is Valid up to
26-02-2024



IN-GJ07760951584171V

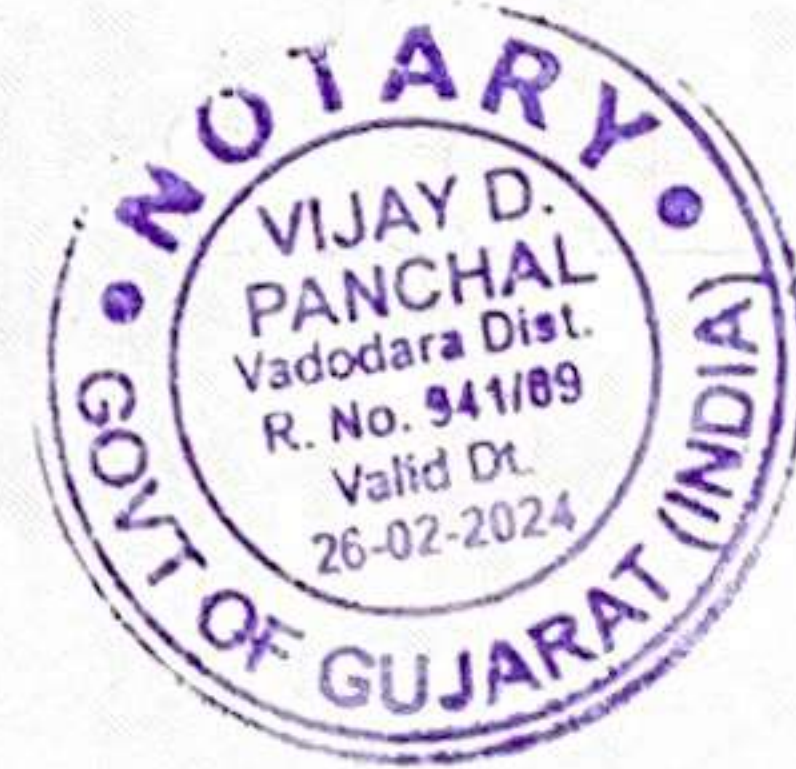


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ07760951584171V
Certificate Issued Date : 13-Feb-2023 03:01 PM
Account Reference : IMPACC (SV)/ gj13209704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320970443100620186390V
Purchased by : JIGAR P SHAH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MADHUVAN DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : MADHUVAN DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

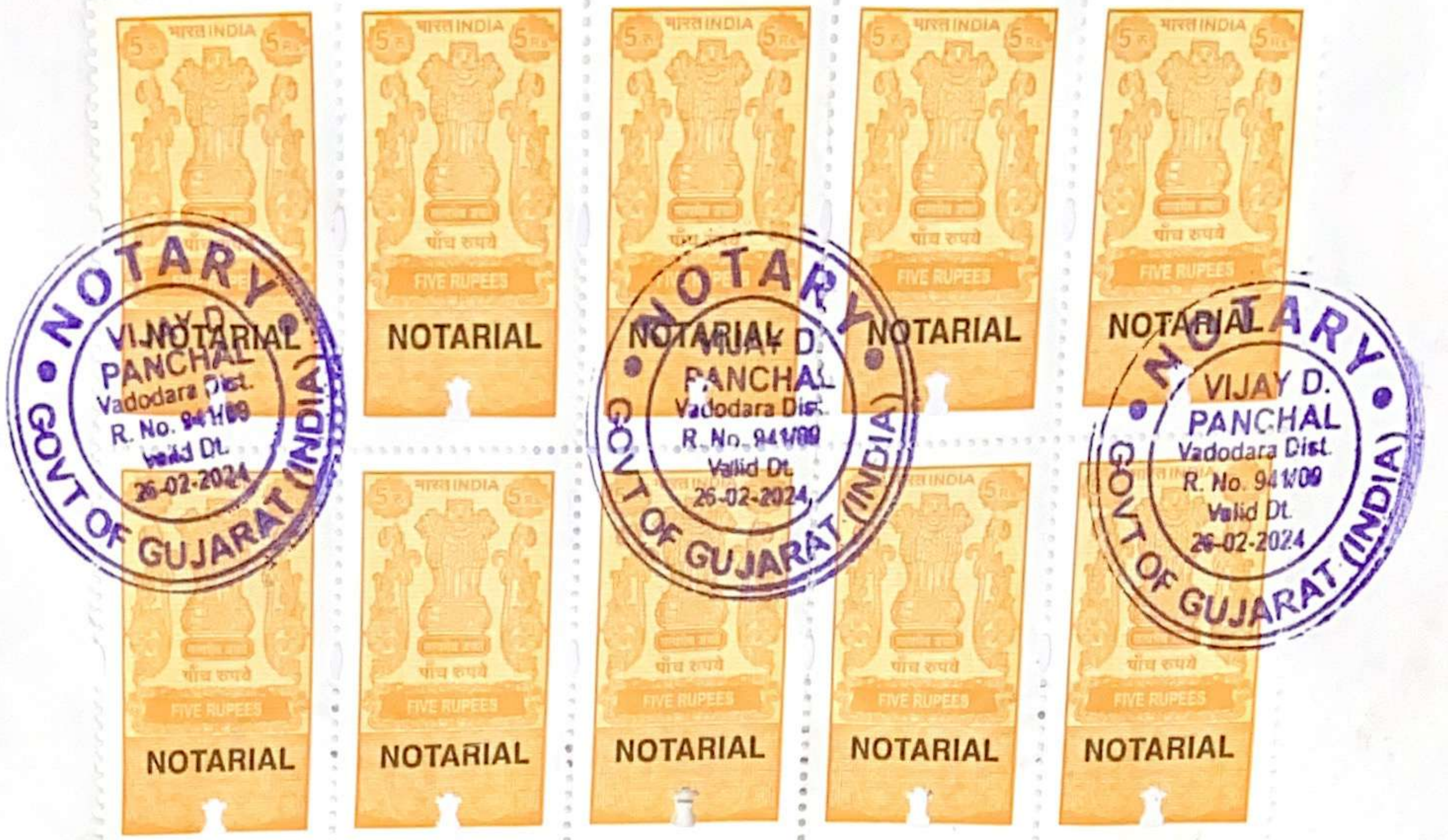
Regd. No. 711
Date: 13/02/2023



JD 0026314184

Statutory Alert:

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- 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.



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સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



FORM B-1

[Gujarat RERA Order – 23 dt.23/05/2019]

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. VIJAY PARSHOTTAMBHAI PRAJAPATI** promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/02/2023

I, **MR. VIJAY PARSHOTTAMBHAI PRAJAPATI** 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 **MR. RAMESHBHAI CHATURBHAI PRAJAPATI** by the way of Development Agreement dated 06/02/2023 registered on date 06/02/2023 at Sub Registrar Office Vadodara to develop the land bearing F.P. no. 74, R.S. no. 1045/1 TP no. 50, Village Harni, Vadodara – 390022.
2. That **MR. RAMESHBHAI CHATURBHAI PRAJAPATI** 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.





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 apprised 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.

V. P. Prajapati

MR. VIJAY PARSHOTTAMBHAI PRAJAPATI
PARTNER
MADHUVAN DEVELOPERS
PROJECT: SAKET



Verification

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

Verified by me at Vadodara on this th Day of February 2023.

V. P. Prajapati

MR. VIJAY PARSHOTTAMBHAI PRAJAPATI
PARTNER
MADHUVAN DEVELOPERS
PROJECT: SAKET



Solemnly Affirmed Declared
Sworn Before me By *V. P. Prajapati*

[Signature]

VIJAY D. PANCHAL
NOTARY



My Licence is Valid up to
26-02-2024



IN-GJ07766887707976V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ07766887707976V
Certificate Issued Date : 13-Feb-2023 03:04 PM
Account Reference : IMPACC (SV)/ gj13209704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320970443111834329528V
Purchased by : JIGAR P SHAH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MADHUVAN DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : MADHUVAN DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

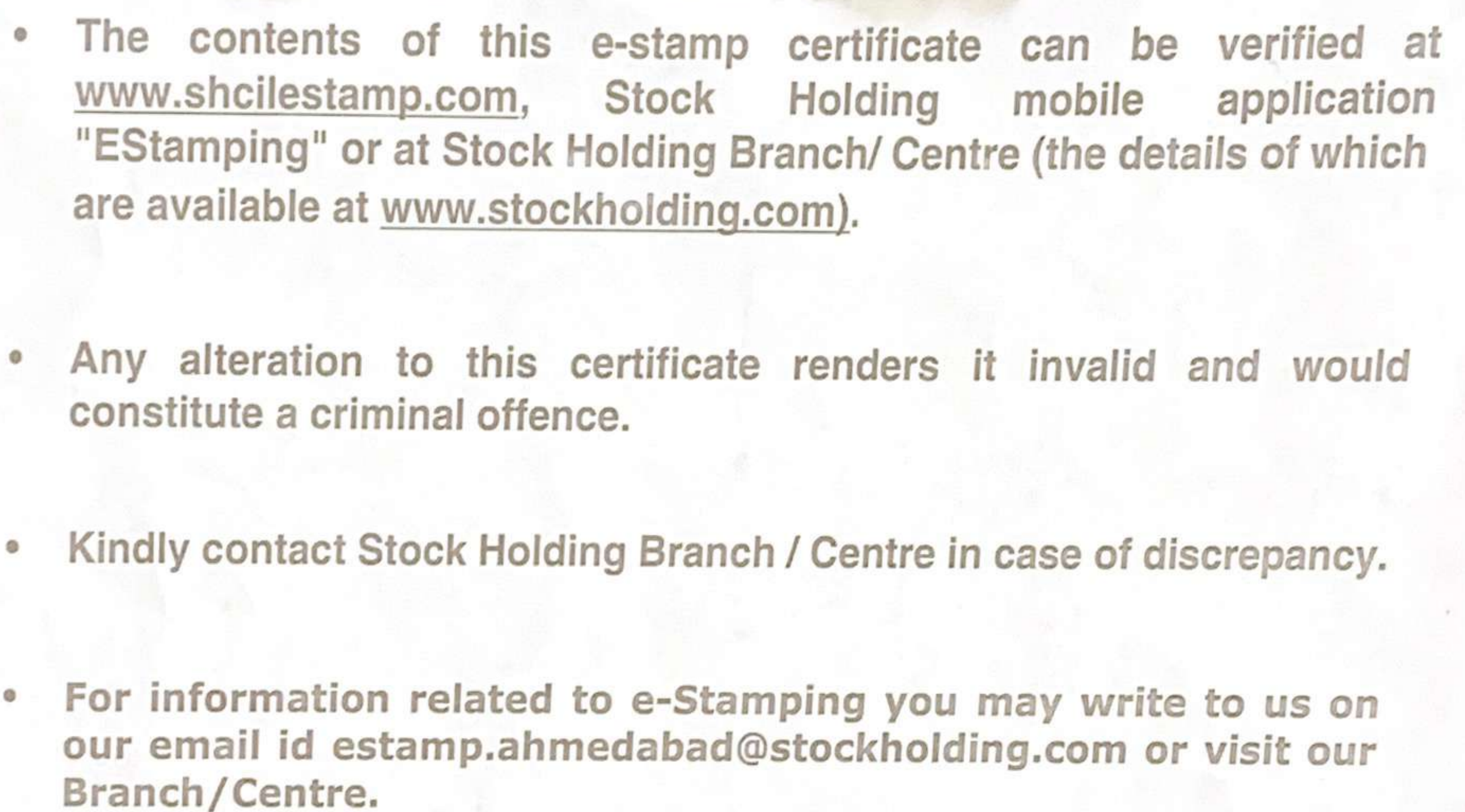
Regd. No. 714
Date: 13/02/2023



JD 0026314188

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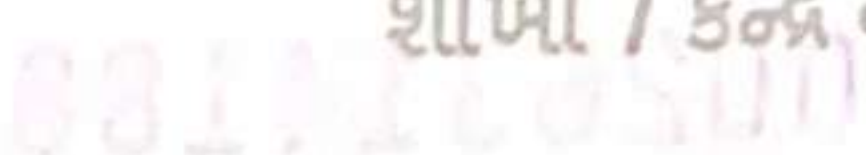


- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.

- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.

- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને

estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્રની મુલાકાત લેવી.





FORM B-2

[Gujarat RERA Order – 23 dt.23/05/2019]

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. VIJAY PARSHOTTAMBHAI PRAJAPATI** promoter of the proposed
project/duly authorized by the promoter of the proposed project, vide its/his/their
authorization dated 13/02/2023.

AND

2) **MR. RAMESHBHAI CHATURBHAI PRAJAPATI** owners/lessors of the project land/duly
authorized by the owner/lessor of the project land,

We, 1) **MR. VIJAY PARSHOTTAMBHAI PRAJAPATI** promoter of the proposed
project/duly authorized by the promoter of the proposed project,

AND 2) **MR. RAMESHBHAI CHATURBHAI PRAJAPATI** owner of the project land do
hereby solemnly declare, undertake and state as under;

A. We have entered into an agreement with **MR. RAMESHBHAI CHATURBHAI
PRAJAPATI** by the way of Development Agreement dated 06/02/2023 registered on date
06/02/2023 at Sub Registrar Office Vadodara to develop the land bearing F.P. no. 74, R.S.
no. 1045/1 TP no. 50, Village Harni, Vadodara – 390022.

B. That **MR. RAMESHBHAI CHATURBHAI PRAJAPATI** 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 my
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.

D. That, we undertake to sign and execute all the documents necessary for Conveyance/transfer of the apartment to the allottee/s, as and when the handing over of the physical possession and conveyance is due as per the ACT.

E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with regerence to the interest of allottees of project.

Deponents:

V. P. Parshottambhai Prajapati

FOR, MADHUVAN DEVELOPERS (PROJECT SAKET)
Authorized Signatory
Mr VIJAY PARSHOTTAMBHAI PRAJAPATI



Land owners

MR. RAMESHBHAI CHATURBHAI PRAJAPATI



Solemnly Affirmed Declared
Sworn Before me By *V. P. Prajapati*
R. C. Prajapati
VIJAY D. PANCHAL
NOTARY

My Licence is Valid up to
26-02-2024





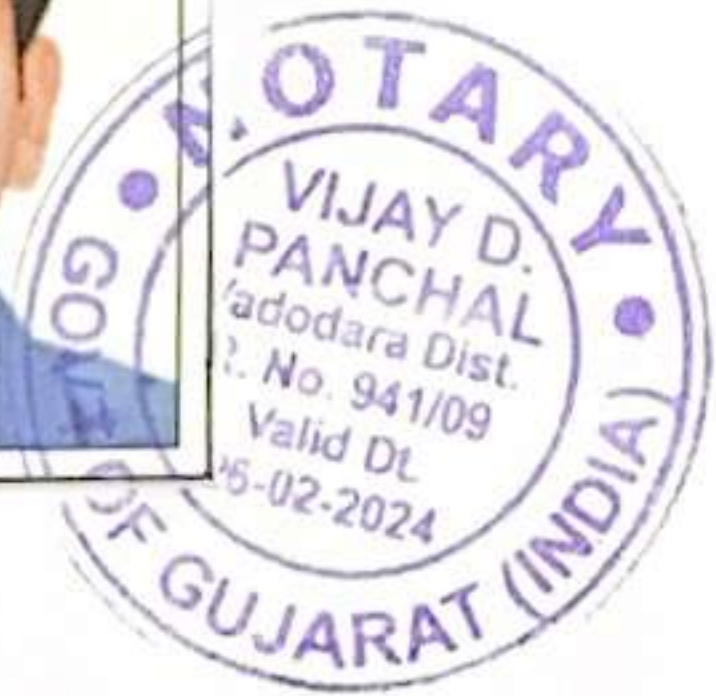
Verification

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

Verity by me at Vadodara on this th Day of February 2023.

V.P. Prajapati

FOR, MADHUVAN DEVELOPERS (PROJECT SAKET)
Authorized Signatory
Mr VIJAY PARSHOTTAMBHAI PRAJAPATI



Land owners

[Signature]

MR. RAMESHBHAI CHATURBHAI PRAJAPATI





IN-GJ07764200511935V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ07764200511935V
Certificate Issued Date : 13-Feb-2023 03:03 PM
Account Reference : IMPACC (SV)/ gj13209704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320970443103562968844V
Purchased by : JIGAR P SHAH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : MADHUVAN DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : MADHUVAN DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No. 713
Date: 13/02/2023



JD 0026314185

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સૂચના

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- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



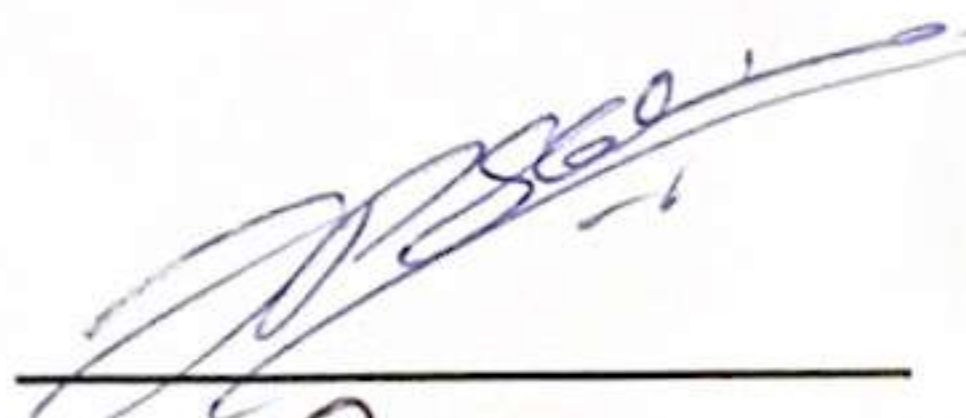
TO WHOMSOEVER IT MAY CONCERN
SELF DECLARATION REGARDING ENCUMBRANCES

We, **M/s Madhuvan Developers** having office at P-20/1, Sangath Banglow, Behind Essar Petrol Pump, Sama-Savli Road, Vemali, Vadodara-390008 hereby declare that with reference to our Residential Real Estate Project "**SAKET**", located at Land bearing F.P. no. 74, R.S. no. 1045/1 TP no. 74, Village Harni, Vadodara - 390022 the said Land along with the project is free from all encumbrances, charges & mortgage and mortgages created by prospective buyers upon their prospective units in the said project.

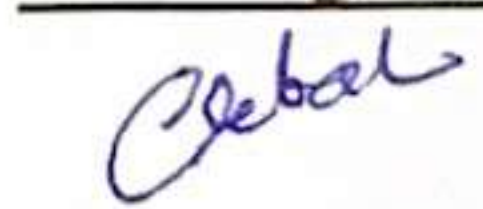
For **M/s MADHUVAN DEVELOPERS**

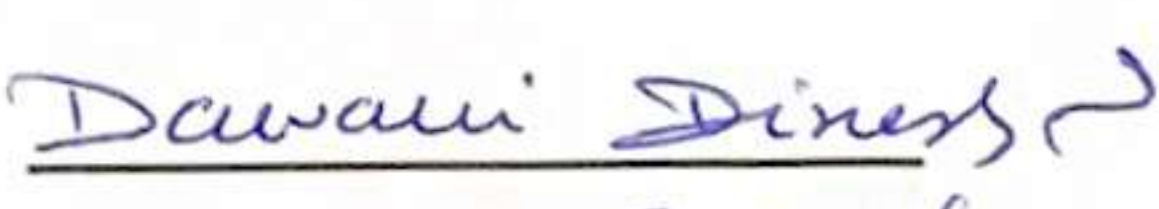
Partners

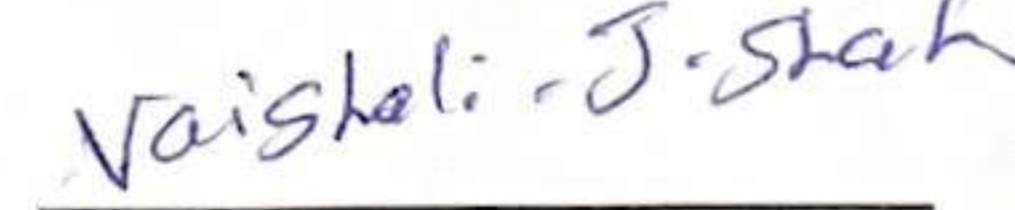
1. JIGAR PANKAJBHAI SHAH
2. HARDIKBHAI BHARATBHAI SHAH
3. CHETAL DIPESHBHAI SHAH
4. DINESH NARAYANDAS DAWANI
5. VAISHALI JIGARBHAI SHAH
6. VIJAY PARSHOTTAMBHAI PRAJAPATI
7. RAGINI PRAKASH SHAH
8. JAYMIN GUNWANTBHAI PATEL
9. MADHURIBEN PANKAJBHAI SHAH

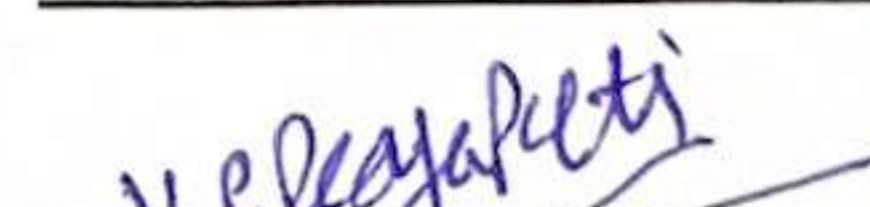


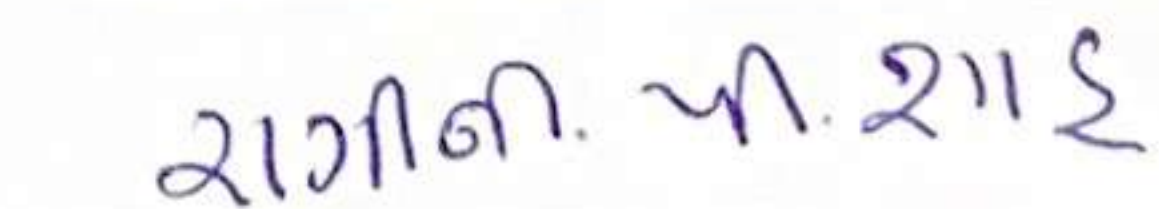


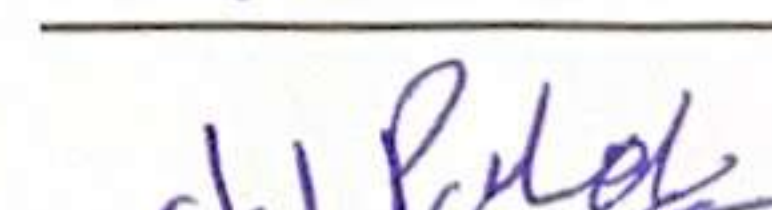


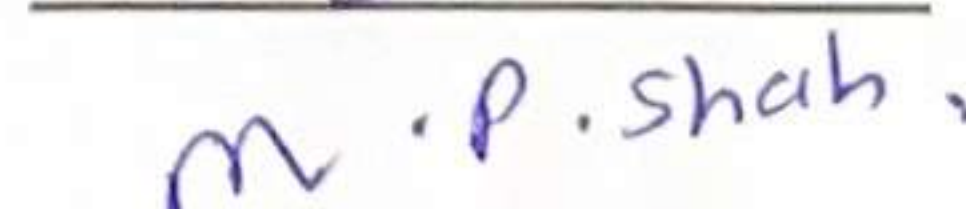
















10. SHAKTIBHAI BABUBHAI PATEL

11. GOPIBEN DHAVALBHAI DOSHI

12. DIPIKABEN UMESHKUMAR DESAI

13. ADITIBEN SWAPNIL SHAH

14. VIDHI PARAS MEHTA

15. BHAVITABEN TANUJ PATEL

Shakti

ગિન.ડી.દેસી

D.V. Desai

Adhah

vidhi paras

Bhavita



BEFORE ME

13/2/23

**VIJAY D. PANCHAL
NOTARY**

**My Licence is Valid up to
26-02-2024**

MADHUVAN DEVELOPERS

P-20/1, Sangath Bunglow, Behind Essar Petrol Pump, Sama Savli Road, Vernali, Vadodara-390008.

Date: 12/01/2023

LETTER OF AUTHORITY

This is to confirm that we Tanuj Dineshbhai Patel , Jigar Pankajbhai Shah , Hardikbhai Bharatbhai Shah , Chetal Dipeshbhai Shah , Dinesh Narayandas Dawani , Vaishaliben Jigarbhai Shah , Vijay Parshottambhai Prajapati , RaginiBen Prakash Shah , Jaymin Gunwantbhai Patel , Madhuriben Pankajbhai Shah , Shaktibhai Babubhai Patel, Gopiben Dhavalbhai Doshi , Dipikaben Umeshkumar Desai , Aditiben Swapnil Shah And Bhavitaben Tanuj Patel are partners of MADHUVAN DEVELOPERS having registered office at P-20/1, Sangath Bunglow, Behind Essar Petrol Pump, Sama Savli Road, Vernali, Vadodara- 390008 have decided through mutual consent to authorize Vijay Parshottambhai Prajapati partner of the firm to sign all the documents related to registration of firm with Registrar of Firms, GST, Guj RERA and any other activity related to same. Any act in this regards of authorized partner shall be binding on the firm i.e. all partners.

For **MADHUVAN DEVELOPERS**

Partners

1. JIGAR PANKAJBHAI SHAH
2. HARDIKBHAI BHARATBHAI SHAH
3. CHETAL DIPESHBHAI SHAH
4. DINESH NARAYANDAS DAWANI
5. VAISHALIBEN JIGARBHAI SHAH
6. VIJAY PARSHOTTAMBHAI PRAJAPATI
7. RAGINIBEN PRAKASH SHAH
8. JAYMIN GUNWANTBHAI PATEL
9. MADHURIBEN PANKAJBHAI SHAH
10. SHAKTIBHAI BABUBHAI PATEL
11. GOPIBEN DHAVALBHAI DOSHI

[Signature]

[Signature]

Dawani Dinesh ?

Vaishali J. Shah.

V.P. Prajapati

21/01/2023 M. 2118

J. I. Patel

M. P. Shah

[Signature]

21/01/2023



12. DIPIKABEN UMESHKUMAR DESAI

D. V. Desai

13. ADITIBEN SWAPNIL SHAH

Shreshth

14. VIDHI PARAS MEHTA

Vidhi mehta

15. BHAVITABEN TANUJ PATEL

Patel

I, Vijay Parshottambhai Prajapati , hereby accept authority assigned by Partners of the Firm.

(Vijay Parshottambhai Prajapati)

V. P. Prajapati



ATTESTED

11/23

VIJAY D. PANCHAL
NOTARY (Govt. of Gujarat)

