

Reg. No.....10484

Date: 16/09/2022



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ28815888703544U

Certificate Issued Date : 16-Sep-2022 12:30 PM

Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1315580487209232103664U

Purchased by : Dharmesh

Description of Document : Article 14 Bond

Description : Affidavit Cum Declaration

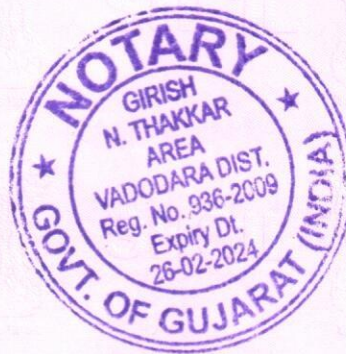
Consideration Price (Rs.) : 0
(Zero)

First Party : Excellent Builders

Second Party : Not Applicable

Stamp Duty Paid By : Excellent Builders

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0013429907



- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- 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)]

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 **Ankur Santoshkumar Gupta** promoter of the project /duly authorized by the promoter **Excellent Builders** of the Project Name: "**Spring Woods**", T P No 38 F P No. 56/57 O P No. 56/57 Phase 1 and 2, Tarsali Area of Plot **5281.00(Sq.Mt.)**, Village **Tarsali**, Taluka **VADODARA**, Authority Name- **VMSS**, District – Vadodara vide its/his/their authorization dated 10/09/2022.

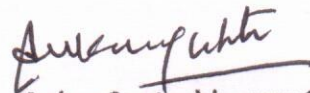
Affidavit cum Declaration of **Ankur Santoshkumar Gupta** promoter of the project **Excellent Builders** duly authorized by the promoter of the project, vide its/his/their authorization dated 10/09/2022.

I, **Ankur Santoshkumar Gupta** promoter of the project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I **Excellent Builders** promoter have / has a legal title to the land on which the development of the project is proposed
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 31/12/2027.
4. That seventy per cent 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 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 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.

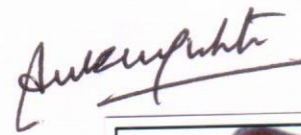

Ankur Santoshkumar Gupta

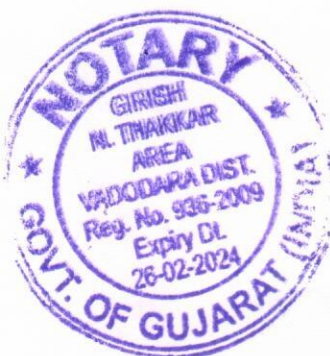
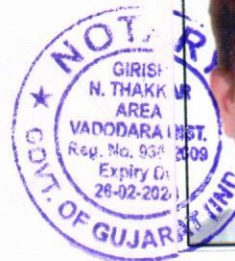
Verification

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

Verify by me at VADODARA on this of September, 2022.

Ankur Santoshkumar Gupta





ATTESTED

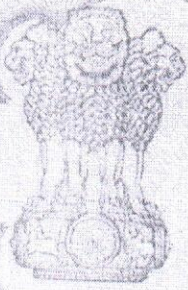
GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)
16/09/2022

2

EXCELLENT

BUILDERS

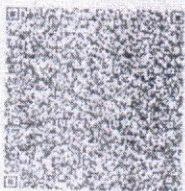
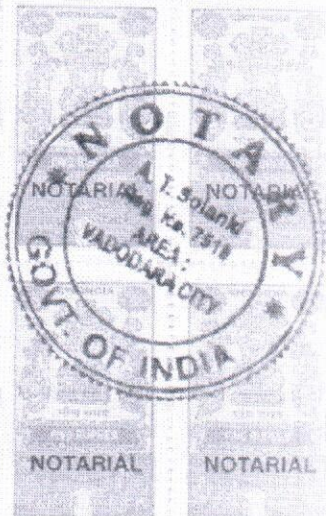
POWER OF ATTORNEY



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. 6/75
Date 28/07/2022
A. T. SOLANKI
NOTARY VADODARA

Certificate No. : IN-GJ72521269734829U
Certificate Issued Date : 07-Jun-2022 05:35 PM
Account Reference : IMPACC (SV)/ gj13208404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320840476310161488398U
Purchased by : GAURANG PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : EXCELLENT BUILDERS
Second Party : Not Applicable
Stamp Duty Paid By : EXCELLENT BUILDERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0032123975

POWER OF ATTORNEY

This power of Attorney is and executed at Vadodara on 7th day of June 2022 by the undersigned...

We the partners of **EXCELLENT BUILDERS**, a partnership firm...

1. RAJESHKUMAR MISHRILAL ARYA, 64 YEARS

Residing at 22- Green woods, Gotri-sevasi road,Vadodara

2. KUNAL RAJESHKUMAR ARYA,38 YEARS

Residing at 22- Green woods, Gotri-sevasi road,Vadodara

3. ANKUR SANTOSHKUMAR GUPTA, 43 YEARS

Residing at A-24 Keystone Mansion – 2, Khanpur,Vadodara

4. HARSHIL DEEPCHAND GUPTA, 38 YEARS

Residing at A-10, Parvatinagar, Old Padra Road,Vadodara

5. KARAN ANILKUMAR AGRAWAL, 25 YEARS

Residing at 2, Manglam Society, Near New Court,Vadodara

6. DARSHAN YOGESHBHAI TRIVEDI, 39 YEARS

Residing at B-402, Darshanam Elite, Sun Pharma Road,Vadodara

7. JAYDEEP DHARMENDRA GUPTA, 27 YEARS

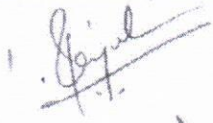
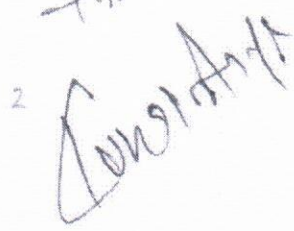
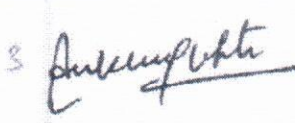
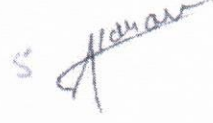
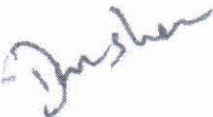
Residing at 12, Patel Colony, Bhd. Dinesh Mill,Vadodara

8. AMAN NARENDRA GUPTA, 31 YEARS

Residing at A-10, Parvatinagar, Old Padra Road,Vadodara

Above all partners do hereby constitute nominate and appoint trust worthy and confident our **Joint Partner Sr. No. (3) ANKUR SANTOSHKUMAR GUPTA, 43 YEARS & Sr. No. (5) KARAN ANILKUMAR AGRAWAL, 25 YEARS** as our true confident and lawful attorney or agent, to do and perform acts and deeds as stated hereafter **Jointly and or Single**

Since, we are unable to personally attend and execute the documents and necessary works, etc. for sale deed or agreements or other documents of schedule property owned by said partnership firm and developed and to be sale and or lease by said partnership firm. We have nominated the aforesaid attorney to do the following acts for Schedule property.

1. 
2. 
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4. 
5. 
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7. 
8. 

SCHEDULE

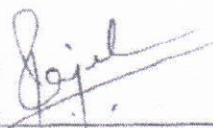
That the Reg. Dist. and Sub-Dist Vadodara within village moje TARSALI in land bearing Block No.- 79/1, 80, F.P. No.- 5657 adm. 5281 SqMt. included in TP scheme No.- 38 (TARSALI) in the name of "SPRING WOODS" has been organized.

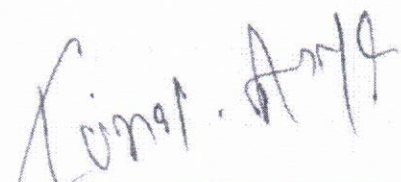
(1) Our attorney holders are hereby authorised / empowered to do all necessary dealing and appear before the Honorable Civil Court, Criminal Court, Revenue Department, Sub Registrar office, City Survey Department, or the concerned Talati Office, **MGVCL OFFICE**, for the purpose of making any transaction as well permissions as necessary from time to time. Our attorney holders are also hereby authorized / empowered to engage an advocate and to do all produces of the court, to file applications, affidavit statements or draft to deeds, to compromise for the same, to file appeals, revisions, reviews etc, as it may be on our behalf.

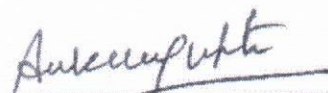
(2) That our attorney holders is also authorized / empowered to deal with government, semi government offices, the court, The municipal Corporation, income tax department, sales tax department, etc., and to carry out the procedure for obtaining permission for the same and also to appear before the all concerned offices viz. **ELECTRICITY DEPARTMENT** any other organizations departments etc on our behalf for the purpose of carrying out all the procedures in respect of the any property and whatever dealing and formalities etc., done on our behalf as would be binding on us as treated as if they said had been done by us.

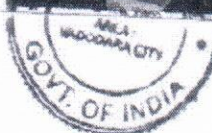
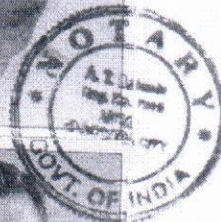
NAME AND SIGN FOR PARTNERS:

EXCELLENT BUILDERS, a partnership firm through its partners

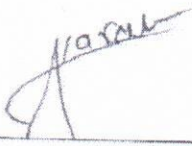

RAJESHKUMAR MISHRILAL ARYA


KUNAL RAJESHKUMAR ARYA,

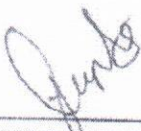

ANKUR SANTOSHKUMAR GUPTA




HARSH DEEPCHAND GUPTA

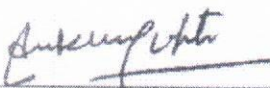

KARAN ANILKUMAR AGRAWAL

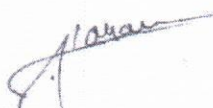

DARSHAN YOGESHBHAI TRIVEDI

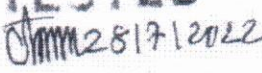

JAYDEEP DHARMENDRA GUPTA

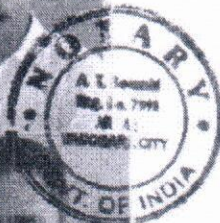
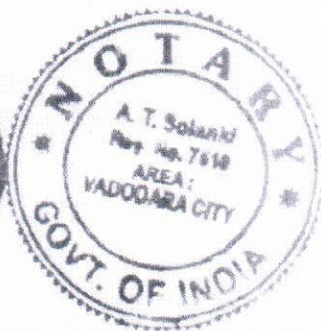

AMAN NARENDRA GUPTA

POWER OF ATTORNEY RECEIVER:-


ANKUR SANTOSHKUMAR GUPTA


KARAN ANILKUMAR AGRAWAL

ATTESTED

A. T. SOLANKI
NOTARY, VADODARA



I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you.

