



सत्यमेव जयते

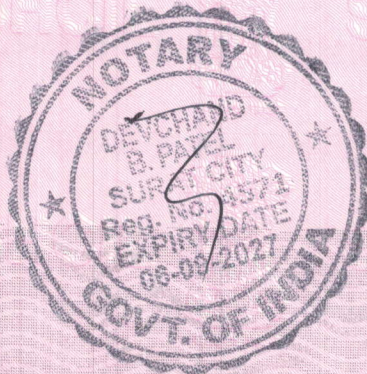
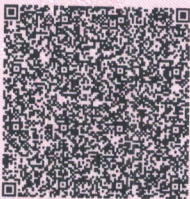
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300/300₹300₹300

Certificate No. : IN-GJ83355107910254U
Certificate Issued Date : 30-Dec-2022 05:37 PM
Account Reference : IMPACC (AC)/ gj13175011/ SURAT/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1317501194793199238486U
Purchased by : MADHUBHAI B GAUDANI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MADHUBHAI B GAUDANI
Second Party : Not Applicable
Stamp Duty Paid By : MADHUBHAI B GAUDANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Sr.No.	2173/2022
Date	30/12/22



IN-GJ83355107910254U

JD 0023908247

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.

2173/2023
30/12/22

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. MADHUBHAI B GAUDANI** Authorised co-ownerscum promoters of the project " **VICTORIA BUNGALOWS** " duly authorized by the co-owners of the project, vide its/his/their authorization dated : 22/12/2022.

I, **Mr. MADHUBHAI B GAUDANI**, Authorised promoters of the " **MADHUBHAI B GAUDANI AND OTHERS** " duly authorized co - ownercum promoters of the project " **VICTORIA BUNGALOWS** " CARRIED OUT AT **BLOCK NO: 123/B, MOJE: BHARTHANA KOSAD, TAL. : CHORYASI, DIST: SURAT** 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 carried out

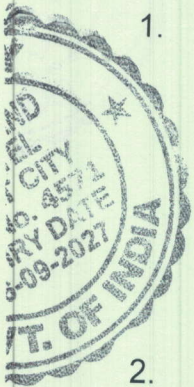
AND

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 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 promoter is dated: 31/12/2027.
4. That seventy per cent of the amounts realised 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 / the 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 utilised 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.

Deponent

21 92/11/2023



Verification

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

Verified by me at SURAT on this 30th day of, December, 2022.



Deponent



મહાદેવભાઈ ગાંધી, દિગ

Mr. MADHUBHAI B GAUDANI

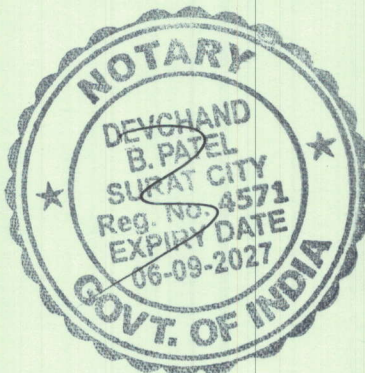
મહાદેવભાઈ ગાંધી, દિગ



BEFORE ME
(Devchand B. Patel)
NOTARY
SURAT CITY
Govt. of India

My Commission
expires on
6th September 2027

Sr.No.	2173/2022
Date	30/12/22



VICTORIA BUNGALOWS

PROJECT BY: Mr. MADHUBHAI B GAUDANI AND OTHERS, PROJECT NAME:
VICTORIA BUNGOWS, BLOCK NO: 123/B, MOJE: BHARTHANA KOSAD, TAL. :
CHORYASI, DIST: SURAT

TO,
GUJRAT REAL ESTATE REGULATORY AUTHORITY,
GANDHINAGAR,
GUJARAT.

Date: 22/12/2022

TO WHOM SOEVER IT MAY CONCERN

Subject : Authority letter

This is to inform your good self that we, co-owner of the land at BLOCK NO: 123/B, MOJE: BHARTHANA KOSAD, TAL. : CHORYASI, DIST: SURAT hereby **empowered and authorized Mr. MADHUBHAI B GAUDANI** by this authorization letter, for dealing in estate purchase and sale, signing the documents like sales deed, purchase deeds, various agreements, Plan or any other agreement relating to land, units etc. and also relating to operation of all Rera bank accounts of the project: **VICTORIA BUNGOWS** on our behalf. To register the Project under the provisions of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 with the Real Estate Regulatory Authority and to comply the formalities which are required from time to time. Moreover, all Liability & compliance towards all laws including Income Tax, GST, Land Laws, and RERA project will be jointly shared / complied by all joint land owners. He is also authorized to appear and represent against the Revenue Authorities, Registering Authorities, Local Authorities, Electricity Companies / Corporations / Boards / RERA Authorities, Income tax Authorities, Sales tax Authorities or any other Government, Semi-Government Authorities, Banking Authorities and to sign, submit, admit the required documents.

Thanking You,
Yours faithfully,

1. SHARDABEN M GAUDANI *શર્દાબેન ગોડાણી*

Acceptance as an authorized signatory

I, **Mr. MADHUBHAI B GAUDANI** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place: Surat
Date: 22/12/2022.

શ્રી મધુભાઈ બ. ગોડાણી

Mr. MADHUBHAI B GAUDANI