

Regd. No.: 805

Date: 28/04/2022

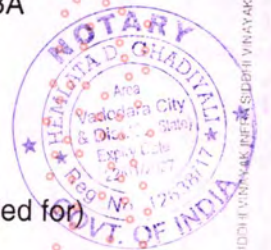


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ49698233735907U
Certificate Issued Date : 28-Apr-2022 05:03 PM
Account Reference : IMPACC (SV)/ gj13177104/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1317710431350942629097U
Purchased by : AKSHAY PRAJAPATI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SIDDHI VINAYAK INFRA
Second Party : RERA
Stamp Duty Paid By : SIDDHI VINAYAK INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300

IN-GJ49698233735907U

KC 0022534375

Statutory Alert:

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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 Mr. **Akshay Kanubhai Prajapati** Authorise partner of **SIDDHI VINAYAK INFRA** Pan no **AEOFS1568P** conducting the Project named "**SATYAM SOLITAIRE**" under construction of 34 Residential units under single Phase of the Project situated on the Plot bearing RSN 179/2 & 198 Block no 132 T.P NO 41 F.P NO 167 admeasuring 4978 Mtr, Mouje Kapurai, Dist. & Ta. Vadodara, demarcated by its boundaries (latitude 22°15'55.7"N and longitude 73°14'45.4"E of the end point) F P NO 166 BLOCK NO 138 land to the North, F.P NO 157 BLOCK NO 133 land to the South, 18 MTR ROAD to the East, F.P NO 160 BLOCK NO 137 LAND to the West, Mouje Kapurai, taluka Vadodara, District Vadodara admeasuring 4978 total sq.mtrs. Area being developed by **SIDDHI VINAYAK INFRA** (project name SATYAM SOLITAIRE) as per the approved plan has been promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 07/01/2022

We are Mr. **Akshay Kanubhai Prajapati** Authorise partner of **SIDDHI VINAYAK INFRA** promoter of the proposed project / duly authorized by the promoter of the proposed/Current project do hereby solemnly declare, undertake and state as under That:

1. promoter m/s **SIDDHI VINAYAK INFRA** Pan no **AEOFS1568P** conducting the Project named "**SATYAM SOLITAIRE**" under construction of 34 Residential units under single Phase of the Project situated on the Plot bearing RSN 179/2 & 198 Block no 132 T.P NO 41 F.P NO 167 admeasuring 4978 Mtr, Mouje Kapurai, Dist. & Ta. Vadodara, demarcated by its boundaries (latitude 22°15'55.7"N and longitude 73°14'45.4"E of the end point) F P NO 166 BLOCK NO 138 land to the North, F.P NO 157 BLOCK NO 133 land to the South, 18 MTR ROAD to the East, F.P NO 160 BLOCK NO 137 LAND to the West, Mouje Kapurai, taluka Vadodara, District Vadodara admeasuring 4978 total sq.mtrs. Area being developed by **SIDDHI VINAYAK INFRA** (project name SATYAM SOLITAIRE) as per the approved plan, have / has a legal title to the land on which the development of the project is proposed/ongoing

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/promoter is **31/12/2027 (thirty first December two thousand twenty-Seven).**
4. 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. 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/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. I/promoter shall take all the pending approvals on time, from the competent authorities.
9. I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Deponent

Mr. Akshay Kanubhai Prajapati

Authorise partner of SIDDHI VINAYAK INFRA

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 Vadodara on this 28TH day of April, 2022.

Deponent.

Mr. Akshay Kanubhai Prajapati

Authorise partner of SIDDHI VINAYAK INFRA



Solemnly Affirmed/Declared

Sworn Before me by Mr. Akshay Kanubhai Prajapati

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

28/04/2022

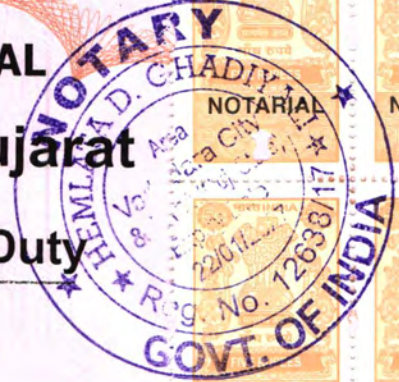
Regd. No.: 806

Date: 28/04/2022

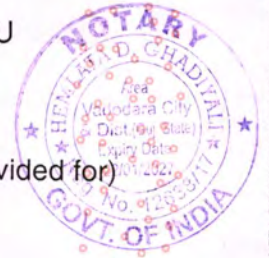


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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ49700834706750U
Certificate Issued Date : 28-Apr-2022 05:05 PM
Account Reference : IMPACC (SV)/ gj13177104/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1317710431367912318391U
Purchased by : AKSHAY PRAJAPATI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SIDDHI VINAYAK INFRA
Second Party : RERA
Stamp Duty Paid By : SIDDHI VINAYAK-INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300



IN-GJ49700834706750U

KC 0022534376

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. **Akshay Kanubhai Prajapati** Authorise partner of **SIDDHI VINAYAK INFRA** Pan no **AE0FS1568P** conducting the Project named "**SATYAM SOLITAIRE**" under construction of 34 Residential units under single Phase of the Project situated on the Plot bearing RSN 179/2 & 198 Block no 132 T.P NO 41 F.P NO 167 admeasuring 4978 Mtr, Mouje Kapurai, Dist. & Ta. Vadodara, demarcated by its boundaries (latitude 22°15'55.7"N and longitude 73°14'45.4"E of the end point) F P NO 166 BLOCK NO 138 land to the North, F.P NO 157 BLOCK NO 133 land to the South, 18 MTR ROAD to the East, F.P NO 160 BLOCK NO 137 LAND to the West, Mouje Kapurai, taluka Vadodara, District Vadodara admeasuring 4978 total sq.mtrs. Area being developed as per the approved plan has been promoter of the proposed project /duly authorized by the promoter of the proposed project,

I Mr. **Akshay Kanubhai Prajapati** Authorise partner of **SIDDHI VINAYAK INFRA** promoter of the proposed project / duly authorized by the promoter of the proposed/Current project do hereby solemnly declare, undertake and state as under That:

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 (IS2470). The provision for disposal of drainage would be as per Rule 23.10.1 of The new GDCR-2017. OR

Our project **SATYAM SOLITAIRE** (Project name) is in the VMC (Authority name) Vadodara Municipal Corporation. There exists drainage network in Surrounding of project area. We shall connect drainage network of our project with existing drainage network of VMC (Authority name) With prior permission of VMC (Authority name) prior to giving possession to Allottees.

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 Gujrat 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/Architect/Engineer/Site Supervisor/Land Owner.



Deponent

Akshay Kanubhai Prajapati

Authorise partner of **SIDDHI VINAYAK INFRA**

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 Vadodara on this 28TH day of April, 2022.

Solemnly Affirmed/Declared

Sworn Before me by **Akshay K. Prajapati**

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

28/04/2022



Deponent

Akshay Kanubhai Prajapati

Authorise partner of **SIDDHI VINAYAK INFRA**

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Solemnly Affirmed & Witnessed
Before me on this

H. P. CHAKRABARTY
Notary Public

Regd. No.: 807

Date: 28/04/2022

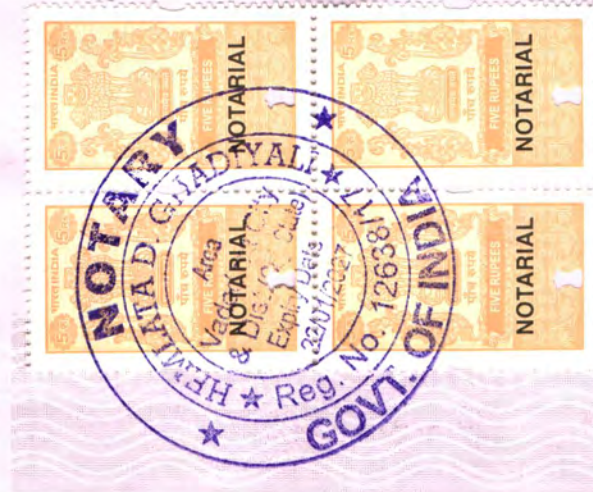


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ49697364325727U
Certificate Issued Date : 28-Apr-2022 05:02 PM
Account Reference : IMPACC (SV)/ gj13177104/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1317710431358198852695U
Purchased by : AKSHAY PRAJAPATI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : ANNEXURE
Consideration Price (Rs.) : 0
(Zero)
First Party : SIDDHI VINAYAK INFRA
Second Party : RERA
Stamp Duty Paid By : SIDDHI VINAYAK INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

₹300



KC 0022534374

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એનેક્ષર

બાહેંધરી

સ્ટેમ્પ રૂ.300/-

અમો. અક્ષય કનુભાઈ પ્રજાપતિ તે સિદ્ધિ વિનાયક ઇન્ફ્રા સંસ્થાના વહીવટકર્તા /ભાગીદાર/ અધિકૃત પુખ્ત વયના વ્યક્તિ ધંધો વેપાર પેઢીનું ઠેકાણું/સરનામું ૧૬ વિષ્ણુ કૃપા ટેનામેન્ટ,ભાગવત નગર ની સામે ,ન્યુ સમા રોડ,વડોદરા-૩૯૦૦૦૮ તે અમારા ધર્મના સોગંધ ઉપર જાહેર કરીએ છીએ કે,

અમો દ્વારા અમારા સિદ્ધિ વિનાયક ઇન્ફ્રા ખાતેના.સત્યમ સોલીટાયર પ્રોજેક્ટ અંગે રેરા રજીસ્ટ્રેશન માટે તા_____ના રોજ ઓનલાઇન અરજી કરેલ છે.

અમે પ્રમોટર/ડેવલોપર જિલ્લોના વડોદરા ના તાલુકો વડોદરા ના. ગામ..કપુરાઈ ની સીમના રેવન્યુ સર્વે નંબર ૧૭૯/૨ & ૧૮૮ , બ્લોક નંબર ૧૩૨ ટી. પી. સ્કીમ નંબર ૪૧ ફાઇનલ પ્લોટ નંબર.૧૬૭, ની જમીન વેચાણ ના હેતુથી ડેવલોપ કરવા માંગીએ છીએ. પ્રસ્તુત જમીનના વેચાણ અંગેનો લેખ સબરજિસ્ટ્રારની વડોદરા-૫ બાપોદ સમક્ષ કચેરીમાં અનુક્રમ નંબર ૫૮૯૯ તા ૦૧/૦૪/૨૦૨૨ પહેલેય નં ૨૦૨૨૩૧૫૦૦૯૦૯૫ થી નોંધાયેલ છે, તે રીતના વેચાણના હેતુથી માલિકીની હક્કો ધરાવીએ છીએ.

અમોએ વેચાણના હેતુથી ડેવલપ કરવા લીધેલ જમીનની રેવન્યુ રેકૉર્ડમાં આ અંગેની કાચી નોંધ તા ૦૪/૦૪/૨૦૨૨ ના રોજ પાડેલ છે, જેનો નોંધ નંબર ૫૫૪૮ છે, જેની નકલ રજુ કરું છું.રેવન્યુ રેકૉર્ડમાં પાકી નોંધ પાડવાની પ્રક્રિયામાં મહેસૂલી કાયદાની જોગવાઈઓને ધ્યાને લેતાં સમય પસાર થાય તેમ હોઈ નોંધ મંજૂર થયેથી તેની નકલ અમો ઓથોરિટી સમક્ષ રજૂ કરીશું ત્યાં સુધી અમારી અરજી અપૂરતા પુરાવાવાળી ગણાશે અને પાકી નોંધ રજૂ કર્યા બાદ અમો પ્રોજેક્ટના રેરા રજીસ્ટ્રેશન સર્ટિફિકેટ મેળવવા માંગણી કરીશું, તેની અમો ખાતરી અને બાયધરી આપીએ છીએ.

વધુમાં જો કાચી નોંધ નામંજૂર થશે તો અમો દ્વારા કરવામાં આવેલ અરજી આપોઆપ નિલંબિત થયેલ ગણાશે, તે હું સ્વીકારું છું.

એ રીતે ઉપર મુજબની અમો બાહેંધરી આપીએ છીએ. જે સિદ્ધિ વિનાયક ઇન્ફ્રા સંસ્થા/અધિકૃતિ/ વ્યક્તિને કબુલ મંજૂર અનેમ બંધનકર્તા રહેશે.

અક્ષય કનુભાઈ પ્રજાપતિ

તે. સિદ્ધિ વિનાયક ઇન્ફ્રા પેઢીના

વહીવટ કરતા/ભાગીદાર

સાક્ષીની સહી:

૧) _____

૨) _____



ફોટો અને અંગુઠો નિશાન

BEFORE ME

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



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Reg. No. 0092
Date: 07/01/2022

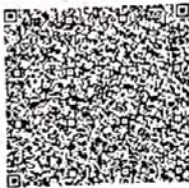


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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ86775408306259U
Certificate Issued Date : 07-Jan-2022 11:58 AM
Account Reference : IMPACC (AC)/ gj13200011/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320001107089984887367U
Purchased by : AKSHAY KANUBHAI PRAJAPATI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AUTHORISATION LETTER
Consideration Price (Rs.) : 0
(Zero)
First Party : SIDDHI VINAYAK INFRA
Second Party : SANJAYKUMAR BHUDARBHAI KATUDIYA
Stamp Duty Paid By : SIDDHI VINAYAK INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

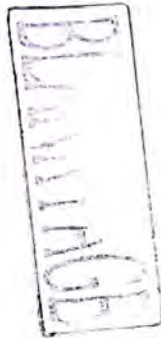


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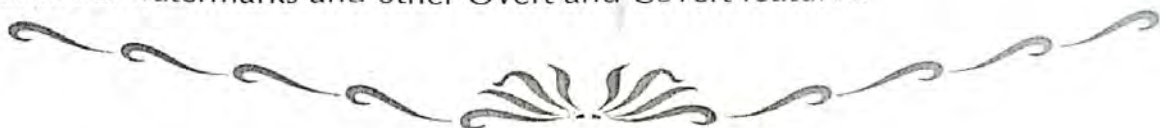
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17/06/2017

SIDDHI VINAYAK INFRA

16, VISHNUKRUPA TENEMENT, NEW SAMA ROAD
NEAR ABHILASHA CHAR RASTA, VADODARA, GUJARAT - 390 024

Date: 22 / 11 / 2021



AUTHORISATION LETTER

We would like to inform you that we here by authorize our Partner Any other **Mr. Sanjaykumar Bhudarbhai Katudiya**, for all Government related work on Behalf of **SIDDHI VINAYAK INFRA** and his specimen signature is as follow.

Speciman Signature:

For SIDDHI VINAYAK INFRA

Authorized Signatory

AKSHAY KANUBHAI PRAJAPATI

(Name & Stamp)

Authorized Signatory

Yogesh Bhudarbhai Prajapati

Shilpa. S. Katudiya.

Authorized Signatory

Shilpaben Sanjaykumar Katudiya

Prajapati Pratikshen y.

Authorized Signatory

Pratikshaben Yogeshbhai Prajapati



 *Nilesh D. Prajapati*
Authorized Signatory
Nilesh Dilipbhai Prajapati
Katudiya R.N
Authorized Signatory
Rajeshbhai N Katudiya

Vipul D. Prajapati
Authorized Signatory
Vipul Dilipbhai Prajapati

Girishbhai B. Prajapati
Authorized Signatory
Girishbhai Becharbhai Prajapati

H.S.K.
Authorized Signatory
Hasmukhbhai Dahyabhai Patel

K.D. Mistry
Authorized Signatory
Kishor Dharamsing Mistry

P.B. Prajapati
Authorized Signatory
Pravinbhai Budhabhai Prajapati



[Signature]
BEFORE ME
07/10/2022
H.D. CHAUDHARI
NOTARY (Govt. of India)