



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd No. 989
Date 20-12-2021

Certificate No. : IN-GJ75504243073083T

Certificate Issued Date : 20-Dec-2021 01:04 PM

Account Reference : IMPACC (FI)/ gjelimp10/ PADRA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1084730533535955T

Purchased by : PATEL BANKIMBHAI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AFFIDAVIT CUM DECLARATION

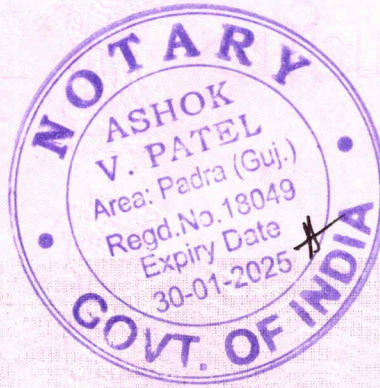
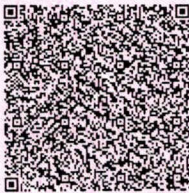
Consideration Price (Rs.) : 0
(Zero)

First Party : SAI REALITY

Second Party : Not Applicable

Stamp Duty Paid By : SAI REALITY

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



KC 0018303025

Statutory Alert:

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SHCIL



Warning

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"This document contains security features like Coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

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. HEMANTKUMAR ASHOKBHAI PATEL**, Promoter of project / duly authorized by promoters of **SAI REALTY** of the Project Name: "**AKSHAR HEIGHTS-II**" R.S. No: - 986,987,993/1, TP No.-02, FP No.-19, Area of Plot: **12,311.00 Sq.Mts.** Admeasuring Net Area of Planning: **5498.00 (Sq.Mts.)**, Mouje Village PADRA KASBA, Taluka. **PADRA**, District. **VADODARA**, vide its/his/her/their authorization dated **16/12/2021**

Affidavit cum Declaration of **Mr. HEMANTKUMAR ASHOKBHAI PATEL**, promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: **16/12/2021**

I, **Mr. HEMANTKUMAR ASHOKBHAI PATEL** Promoter of the proposed project / duly authorized by the promoter of the proposed project 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 **AKSHAR HEIGHTS-II** the project is proposed

OR

SAI REALTY has legal title or the land on which the development of **AKSHAR HEIGHTS-II** the proposed project is to be carried out

And

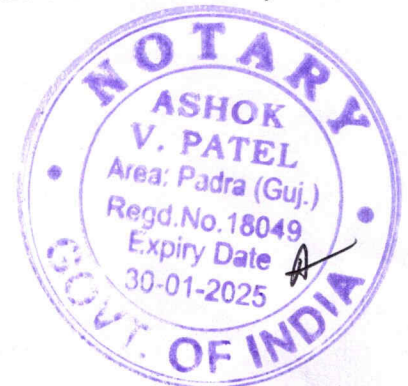
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

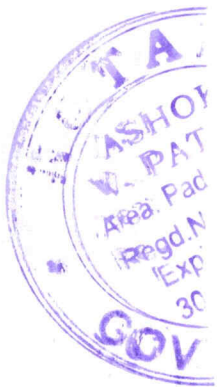
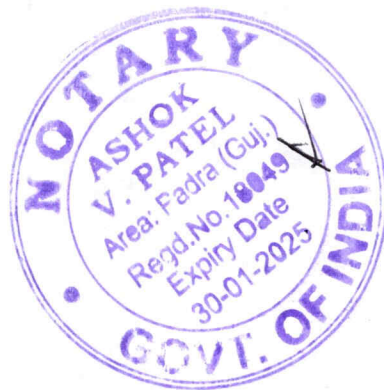
2. That the said land is free from all encumbrances.

OR

Those details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **31/03/2030**.
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 for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawal 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 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.

H. A. Patel

Deponent

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 16TH Day of DECEMBER, 2021

Place - Radra
Date : 20-12-2021



H. A. Patel

Deponent

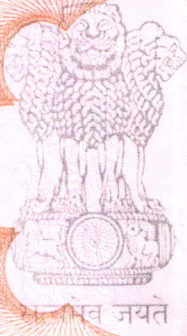
Solemnly Affirmed/Declared
Sworn Before me by H. A. Patel

A. V. Patel
ASHOK V. PATEL
NOTARY (Govt. of India)
20-12-2021

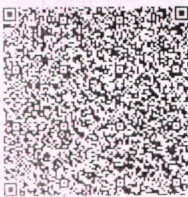
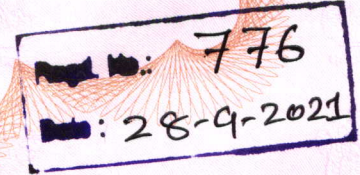
My Commission expires on 30-01-2025



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No.	: IN-GJ26927269918908T
Certificate Issued Date	: 24-Sep-2021 05:36 PM
Account Reference	: IMPACC (SV)/ gj13105004/ PADRA/ GJ-BA
Unique Doc. Reference	: SUBIN-GJGJ1310500488595388755718T
Purchased by	: BANKIMBHAI PATEL
Description of Document	: Article 18 Certificate or Other Document
Description	: FOR AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SAI REALITY
Second Party	: Not Applicable
Stamp Duty Paid By	: SAI REALITY
Stamp Duty Amount(Rs.)	: 300 (Three Hundred only)



KC 0007470679

Affidavit –cum-Declaration

Affidavit cum Declaration of **Mr. HEMANTKUMAR ASHOKBHAI PATEL**
Authorized Signatory of SAI REALTY for the Project “AKSHAR HEIGHTS-II” Situated At:
Near Ambālal Park Society, Tajpura Road, Padra, Vadodara-391440

I **Mr. HEMANTKUMAR ASHOKBHAI PATEL** 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/Architect/Engineer/Site Supervisor/Land Owner.

Mr. HEMANTKUMAR ASHOKBHAI PATEL

X

HEMANT PATEL

Deponent



Date: 28/09/2021

Place: ~~VADODARA~~

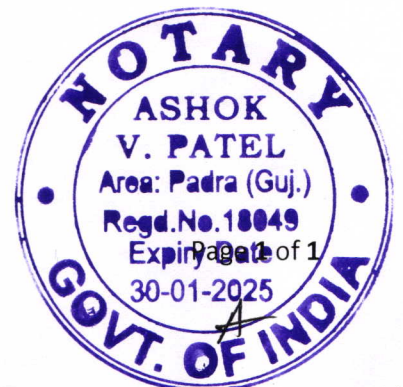
Padra
NOTARY

Solemnly Affirmed/Declared
Sworn Before me by *H. A. Patel*

A. V. Patel
ASHOK V. PATEL
NOTARY (Govt. of India)

28-9-2021

My Commission expires on 30-01-2025



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



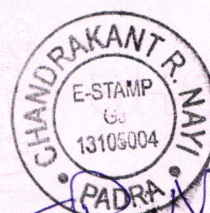
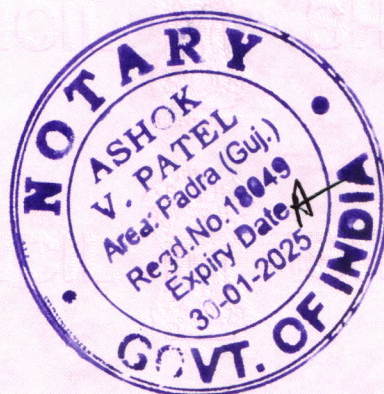
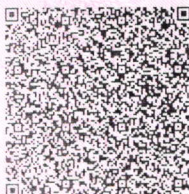
सत्यमेव जयते

Certificate No.	IN-GJ26928325631060T
Certificate Issued Date	24-Sep-2021 05:37 PM
Account Reference	IMPACC (SV)/ gj13105004/ PADRA/ GJ-BA
Unique Doc. Reference	SUBIN-GJGJ1310500488598086796220T
Purchased by	BANKIMBHAI PATEL
Description of Document	Article 18 Certificate or Other Document
Description	FOR AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	0 (Zero)
First Party	SAI REALITY
Second Party	Not Applicable
Stamp Duty Paid By	SAI REALITY
Stamp Duty Amount(Rs.)	300 (Three Hundred only)

Regd. No.:

775

Date: 28-4-2021



KC 0007470680

Affidavit



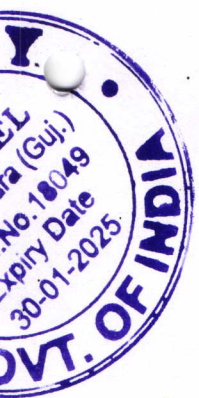
Affidavit cum Declaration of **Mr. HEMANTKUMAR ASHOKBHAI PATEL** promoter of project /duly authorized by the promoter of **Firm Name: SAI REALTY** of Project Name: **AKSHAR HEIGHTS-II**, Area or Plot: **12,311.00 (Sq.Mts.)** paiki **5498.90 (Sq.Mts.)**, C.S. No.-, R.S.No:- 986,987,993/1, Tika No:-, TP No:-02, FP No.-19 Village Name: PADRA KASBA, Taluka. **PADRA**

I **Mr. HEMANTKUMAR ASHOKBHAI PATEL** authorized Signatory by the promoter **SAI REALTY** do hereby solemnly declare, undertake and state that,

I have not yet 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. CA BHUVANESHKUMAR SARWAR (SARWAR & CO)** 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.



Promoter

Mr. HEMANTKUMAR ASHOKBHAI PATEL

Date : 28/09/2021

Place : Vadodara *Padra*

NOTARY

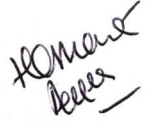
Solemnly Affirmed/Declared
Sworn Before me by *H.A. Patel*

A.V. Patel
ASHOK V. PATEL
NOTARY (Govt. of India)
28-9-2021

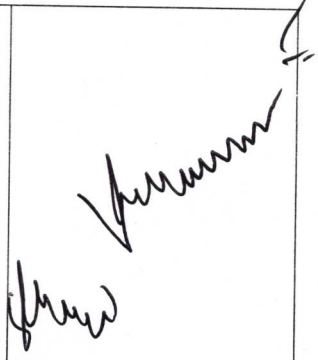
My Commission expires on 30-01-2025

AUTHORITY LETTER

We the partners of **SAI REALTY** having principal place of business at A-2, Akshar Height Beside Ambalal Park, Tajpura Road, Vadodara-391440 do hereby authorize **Mr. HEMANTKUMAR ASHOKBHAI PATEL** 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.

Sr. No.	Name of Partners	Photograph	Signature & Seal
1.	HEMANTKUMAR ASHOKBHAI PATEL		
2.	RISHABH KIRANKUMAR JINGER		

SAI REALTY**PARTNER**

3.	KAMLESHKUMAR JAYESHBHAI SHAH		
4.	DARSHAN JAYDEVBHAI RAO		

ACCEPTANCE

I Mr. HEMANTKUMAR ASHOKBHAI PATEL hereby confirm & accept the authority vested upon me by the abovementioned partners of SAI REALTY and agree to take all action in good faith of partners of SAI REALTY.

Signature of authorized signatory:

SAI REALTY


PARTNER

(Mr. HEMANTKUMAR ASHOKBHAI PATEL)

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



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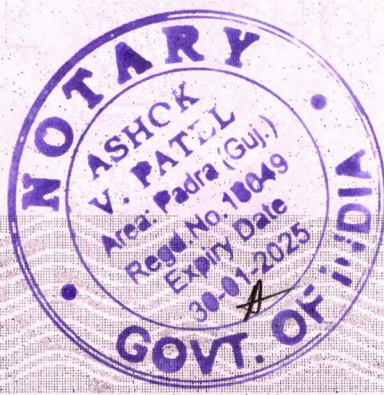
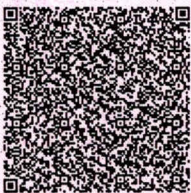
₹300

₹300

Regd. No. 26
12-1-2022

Certificate No. : IN-GJ89233941051286U
Certificate Issued Date : 12-Jan-2022 12:01 PM
Account Reference : IMPACC (FI)/ gjelimp10/ PADRA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1011935781842024U
Purchased by : PATEL BANKIMBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SAI REALITY
Second Party : Not Applicable
Stamp Duty Paid By : SAI REALITY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

₹300



IN-GJ89233941051286U

KC 0018231120

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Affidavit cum Declaration

Affidavit cum Declaration of **Mr. HEMANTKUMAR ASHOKBHAI PATEL** promoter of project /duly authorized by the promoter of **Firm Name: SAI REALTY** of Project Name: **AKSHAR HEIGHTS-II**, Area or Plot: **12,311.00 (Sq.Mts.) paiki 5498.90 (Sq.Mts.)**, C.S. No.-, R.S.No:- 986,987,993/1, Tika No:-, TP No:-02, FP No.-19 Village Name: **PADRA KASBA**, Taluka. **PADRA**, Authority Name **VUDA**, District. **VADODARA**, vide its/his/her/their authorization dated 11.01.2021.

I, **Mr. HEMANTKUMAR ASHOKBHAI PATEL** promoter of project /duly authorized by the promoter of **Firm Name: SAI REALTY** of Project Name: **AKSHAR HEIGHTS-II**, do hereby solemnly declare, undertake and state that:

I have submitted an application for RERA registration vide Ack NO. PR/VADODARA/VADODARA/GUJRERA/211117/011755 for the above-mentioned project.

The Land area for the mentioned project under registration is **5,498.90 Sq. Mtr.** Which consist of undivided share in common Area is **960.90 Sq. Mtr.** and usage of proportionate share in common plot of approved layout plan to the allottees of mentioned project.

The said project consist of all units of Tower E1,E2,F1,F2,F3,G1,G2,I1,I2,I3, J1,J2,K1,K2,K3 of the approved layout plan.

The other blocks other than mentioned project are registered project under RERA act,

The allottees of the mentioned project is entitle to use of proportionate share in the common area and common amenities of all blocks mentioned under approved layout plan on overall area of plot.

I hereby confirm that the facts stated above are true and I am aware of the consequences if it is false or found wrong at a later stage.

For Sai Realty

Hemantbhai A Patel

(Hemantbhai A Patel)

Solemnly Affirmed/Declared

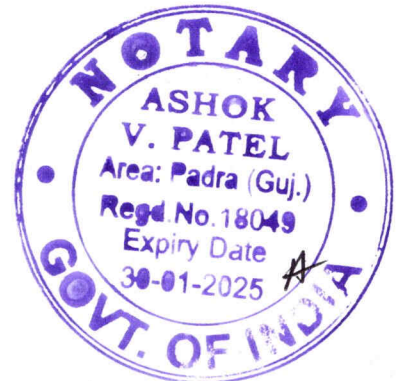
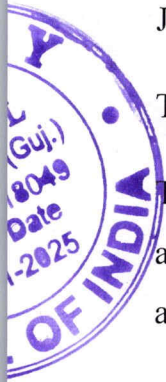
Sworn Before me by *H.A. Patel*

A.V. Patel

12-1-2022

ASHOK V. PATEL
NOTARY (Govt. of India)

My Commission expires on 30-01-2025





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Government of Gujarat

Certificate of Stamp Duty

Regd. No.

45

Date

19-1-2022

Certificate No. : IN-GJ92225638912339U

Certificate Issued Date : 19-Jan-2022 12:33 PM

Account Reference : IMPACC (FI)/ gjelimp10/ PADRA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1017872566380366U

Purchased by : PATEL BANKIMBHAI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AFFIDAVIT CUM DECLARATION

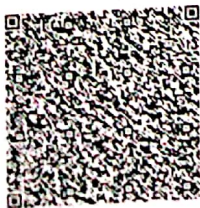
Consideration Price (Rs.) : 0
(Zero)

First Party : SAI REALITY

Second Party : Not Applicable

Stamp Duty Paid By : SAI REALITY

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



KC 0018231435

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Affidavit cum Declaration of **Mr. HEMANTKUMAR ASHOKBHAI PATEL** promoter of project /duly authorized by the promoter of **Firm Name: SAI REALTY** of Project Name: **AKSHAR HEIGHTS-II**, Area or Plot: **12,311.00 (Sq.Mts.)** paiki **5498.90 (Sq.Mts.)**, C.S. No.-, R.S.No:- 986,987,993/1, Tika No:-, TP No:-02, FP No.-19 Village Name: **PADRA KASBA**, Taluka. **PADRA**, Authority Name **VUDA**, District. **VADODARA**, vide its/his/her/their authorization dated 11.01.2021.

I, **Mr. HEMANTKUMAR ASHOKBHAI PATEL** promoter of project /duly authorized by the promoter of **Firm Name: SAI REALTY** of Project Name: **AKSHAR HEIGHTS-II**, do hereby solemnly declare, undertake and state that:

I have submitted an application for RERA registration vide Ack NO. **PR/VADODARA/VADODARA/GUJRERA/211117/011755** for the above-mentioned project.

The Land area for the mentioned project under registration is **5,498.90 Sq. Mtr.** Which consist of undivided share in common Area is **960.90 Sq. Mtr.** and usage of proportionate share in common plot of approved layout plan to the allottees of mentioned project.

The said project consist of all units of Tower **E1,E2,F1,F2,F3,G1,G2,I1,I2,I3, J1,J2,K1,K2,K3** of the approved layout plan.

The other blocks -Padra heights and Akshar heights other than mentioned project are registered project earlier under RERA act, the carpet area for the project-Akshar Heights-II is **10864.15 Sq. Mtr.**

The allottees of the mentioned project is entitle to use of proportionate share in the common area and common amenities of all blocks mentioned under approved layout plan on overall area of plot.

I hereby confirm that the facts stated above are true and I am aware of the consequences if it is false or found wrong at a later stage.

For Sai Realty

Hemant Patel

(Hemantbhai A Patel)



Solemnly Affirmed/Declared
Sworn Before me by *H.A. Patel*

A.V. Patel

ASHOK V. PATEL
NOTARY (Govt. of India)