



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.

IN-GJ78919749236900T

Regd. No. 10085

Certificate Issued Date

25-Dec-2021 08:27 PM

Date: 25 / 12 / 20 21

Account Reference

IMPACC (SV)/ gj13098804/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1309880491554081961994T

Purchased by

PRAVINBHAI SAVJIBHAI PRAJAPATI

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

RUDRAKSH BUILDTECH

Second Party

Not Applicable

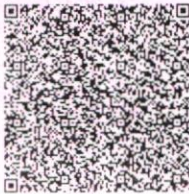
Stamp Duty Paid By

RUDRAKSH BUILDTECH

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



KC 0022153407

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. Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTECH** Pan no **ABBF9975K** conducting the Project named "**RUDRAKSH HARMON Y**" under Construction Work of Rudraksh Buildtech for construction of 3 Building Tower F and Tower G and Tower H out of Total 8 Buildings Tower F 12 Residential units of 2BHK and Tower G total Units 12 Residential Out of 3units of 1BHK and 9 unit of 2BHK Tower H total Units 12 Residential Out of 6units of 1BHK and 6 unit of 2BHK 1st Phase of the Project situated on the Plot bearing Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740, demarcated by its boundaries (latitude 22°21'27.3"N and longitude 73°09'46.0"E of the end point) 12 MTR Road to the North RSN/498/P/2/F.P.64/2 to the South Road 9 MTR road to the East RSN/489/F.P.56 to the West of Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740 taluka Vadodara District admeasuring 5868 sq.mts. area out of 1988 sq.mts. area being developed by Rudraksh Buildtech in 1st phase (project name Rudraksh Harmon y) as per the approved planhas been promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/12/2021;

I Mr. Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTECH** 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 **RUDRAKSH BUILDTECH** Site "**RUDRAKSH HARMON Y**" under Construction Work of Rudraksh Buildtech for construction of 3 Building Tower F and Tower G and Tower H out of Total 8 Buildings Tower F 12 Residential units of 2BHK and Tower G total Units 12 Residential Out of 3units of 1BHK and 9 unit of 2BHK Tower H total Units 12 Residential Out of 6units of 1BHK and 6 unit of 2BHK 1st Phase of the Project situated on the Plot bearing Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740, demarcated by its boundaries (latitude 22°21'27.3"N and longitude 73°09'46.0"E of the end point) 12 MTR Road to the North RSN/498/P/2/F.P.64/2 to the South Road 9 MTR road to the East RSN/489/F.P.56 to the West of Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740 taluka Vadodara District admeasuring 5868 sq.mts. area out of 1988 sq.mts. area being developed by Rudraksh Buildtech 1st phase (project name Rudraksh Harmon y) as per the approved plan, have / has a legal title to the land on which the development of the project is proposed/ongoing

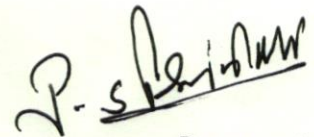
AND

- 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.
- the said land is free from all encumbrances.
- the time period within which the project shall be completed by me/promoter Is **31/12/2026 (thirty first December two thousand twenty-Five).**
- 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.
- 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.
- 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

Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTECH**

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 25th day of December, 2021.



Deponent.

Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTECH**



Solemnly Affirmed / Declared
Sworn Before me by


PRAGNA P. PATEL
Notary (Govt. Of India)
Reg. No. 22289



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.	IN-GJ78919603982709T	Regd. No. 10086
Certificate Issued Date	25-Dec-2021 08:26 PM	Date: 25/12/2021
Account Reference	IMPACC (SV)/ gj13098804/ BARODA/ GJ-BA	
Unique Doc. Reference	SUBIN-GJGJ1309880491554039768106T	
Purchased by	PRAVINBHAI SAVJIBHAI PRAJAPATI	
Description of Document	Article 5(h) Agreement (not otherwise provided for)	
Description	AFFIDAVIT CUM DECLARATION	
Consideration Price (Rs.)	0 (Zero)	
First Party	RUDRAKSH BUILDTECH	
Second Party	Not Applicable	
Stamp Duty Paid By	RUDRAKSH BUILDTECH	
Stamp Duty Amount(Rs.)	300 (Three Hundred only)	



KC 0022153406

Stamp Duty Act, 1969

This Certificate is a non-judicial stamp certificate and should be verified at www.sholstamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India. If the details on this Certificate and as available on the website / Mobile App renders it invalid, the signatory is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pravinbhai Savjibhai Prajapati, partner of **RUDRAKSH BUILDTech** Pan no **ABBFR9975K** conducting the Project named "**RUDRAKSH HARMON Y**" under Construction Work of Rudraksh Buildtech for construction of 3 Building Tower F and Tower G and Tower H out of Total 8 Buildings Tower F 12 Residential units of 2BHK and Tower G total Units 12 Residential Out of 3units of 1BHK and 9 unit of 2BHK Tower H total Units 12 Residential Out of 6units of 1BHK and 6 unit of 2BHK 1st Phase of the Project situated on the Plot bearing Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740, demarcated by its boundaries (latitude 22°21'27.3"N and longitude 73°09'46.0"E of the end point) 12 MTR Road to the North RSN/498/P/2/F.P.64/2 to the South Road 9 MTR road to the East RSN/489/F.P.56 to the West of Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740 taluka Vadodara District admeasuring 5868 sq.mts. area out of 1988 sq.mts. area being developed by Rudraksh Buildtech in 1st phase (project name Rudraksh Harmon y) as per the approved plan has been promoter of the proposed project /duly authorized by the promoter of the proposed project,

I Mr. Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTech** 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 **RUDRAKSH HERITAGE** (Project name) is in the VMC (Authority name) municipal corporation area. There exist drainage network in Surrounding of project area. We shall connect drainage network of our project With existing drainage network of VMC (Authority name) municipal corporation 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

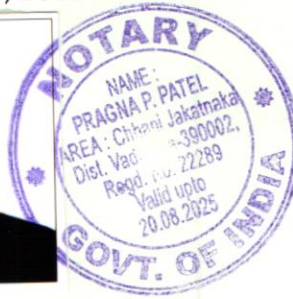
Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTech**

Verification



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

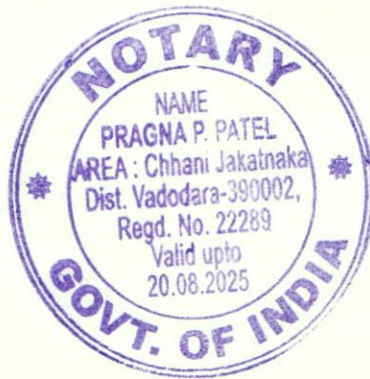
Verify by me at Vadodara on this 25th day of December, 2021.



Pravinbhai Savjibhai Prajapati

Deponent.

Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTECH**



Solemnly Affirmed / Declared
Sworn Before me by

P. P. Patel
PRAGNA P. PATEL
Notary (Govt. Of India)
Reg. No. 22289



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ78919552163556T

Certificate Issued Date : 25-Dec-2021 08:25 PM

Account Reference : IMPACC (SV)/ gj13098804/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1309880491553860943003T

Purchased by : PRAVINBHAI SAVJIBHAI PRAJAPATI

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : RUDRAKSH BUILDTECH

Second Party : Not Applicable

Stamp Duty Paid By : RUDRAKSH BUILDTECH

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

Regd. No.

10084

Date :

25 / 12 / 2021



KC 0022153405

Statutory e-stamp

1. The validity of this Stamp certificate should be verified at www.shcolstamp.com or using eStamp Mobile App of Stock Holding Corporation of India. The details on this Certificate and as available on the website / Mobile App renders it valid.

2. The validity of this Stamp certificate is on the users of the certificate.

3. In case of any discrepancies, please inform the Competent Authority.



DECLARATION CUM AFFIDAVIT FOR CARPET AREA

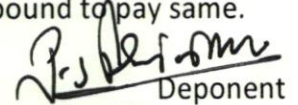
Affidavit cum Declaration For Carpet Area of Mr. Pravinbhai Savjibhai Prajapati Authorise partner of **RUDRAKSH BUILDTECH** Pan no **ABBFR9975K** conducting the Project named "**RUDRAKSH HARMONY**" under Construction Work of Rudraksh Buildtech for construction of 3 Building Tower F and Tower G and Tower H out of Total 8 Buildings Tower F 12 Residential units of 2BHK and Tower G total Units 12 Residential Out of 3units of 1BHK and 9 unit of 2BHK Tower H total Units 12 Residential Out of 6units of 1BHK and 6 unit of 2BHK 1st Phase of the Project situated on the Plot bearing Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740, demarcated by its boundaries (latitude 22°21'27.3"N and longitude 73°09'46.0"E of the end point) 12 MTR Road to the North RSN/498/P/2/F.P.64/2 to the South Road 9 MTR road to the East RSN/489/F.P.56 to the West of Near Rudraksh Heritage , Behind Saptapadi Party Plot, Chhani Dist. and Ta. Vadodara-391740 taluka Vadodara District admeasuring 5868 sq.mts. area out of 1988 sq.mts. area being developed by Rudraksh Buildtech in 1st phase (project name Rudraksh Harmony) as per the approved plan has been promoter of the proposed project /duly authorized by the promoter of the proposed project,

I Mr. Pravinbhai Savjibhai Prajapati Authorise signatory of **RUDRAKSH BUILDTECH** 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 have submitted an application for RERA registration vide Acknowledgement No :- _____ 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. Ajaykumar Kantibhai Prajapati 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 same.

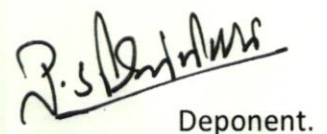

Deponent

Pravinbhai Savjibhai Prajapati Authorise signatory of **RUDRAKSH BUILDTECH**

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 25th day of December, 2021.


Deponent.

Pravinbhai Savjibhai Prajapati Authorise signatory of **RUDRAKSH BUILDTECH**



Solemnly Affirmed / Declared
Sworn Before me by

PRAGNA P. PATEL
Notary (Govt. Of India)
Reg. No - 22289



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ77237917990773T

Certificate Issued Date

22-Dec-2021 07:40 PM

Account Reference

IMPACC (AC)/ gj13134611/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1313461188223065341811T

Purchased by

KETANBHAI NATVARBHAI MOKANI

Description of Document

Article 5(g-a) Agreement - Construction / Development /
Sale / Transfer (Imm. Property)

Description

Not Applicable

Consideration Price (Rs.)

0
(Zero)

First Party

RUDRAKSH BUILDTECH

Second Party

Not Applicable

Stamp Duty Paid By

RUDRAKSH BUILDTECH

Stamp Duty Amount(Rs.)

300
(Three Hundred only)

Regd. No. 10146

Date: 22/ 12/2021



KC 0022155398

Statutory Alert:

1. The genuineness of the Stamp Certificate should be verified at www.shclstamp.com or using e-stamp official app of State e-stamping.
2. The documents are to be filed on the Certificate and are available on the website. Mobile App renders benefit of
3. The user should be responsible to on the users of the certificate.
4. For all queries, please refer to the Company's website.



300 stamp

**Authority Letter for Registration and all other Work under ROF,
RERA, GST, MGVC, V.M.S.S, VUDA WORK**

With Reference to above we partners of RUDRAKSH BUILDTECH (Having Pan no. ABBFR9975K) – A-302, Rudraksh Hevan, Opp Chhani Bus Stop, Chhani, Vadodara-391740.

Would like to declare that we engage in the business of construction of buildings, we would like to declare following Shri. Pravin Savjibhai Prajapati (partner of RUDRAKSH BUILDTECH) as our authorize representative for ROF, GUJ. RERA, GST, MGVC, V.M.S.S, VUDA WORK, drafting of any land documents, sales deed, agreement to sale or any Government, Non-Government, Semi Government related works and we would declare that all the work done by following Authorize representative would be binding on us

Hope above information will meet your requirement & satisfy you.

Ketan . m

1. Shri. Ketanbhai Natvarbhai Mokani



P. S. Savjibhai

2. Shri. Pravin Savjibhai Prajapati



Bmm

3. Shri. Bipinbhai Natvarbhai Mokani





FOR PRAVIN S. PRAJAPATI-HUF

P. S. Prajapati

KARTA



4. Shri. Pravin Savjibhai Prajapati (HUF)



5. Shri. Manoj P Prajapati

[Signature]



6. Shri. Jitendra Premjibhai Prajapati

[Signature]



7. Smt. Hansaben Natvarbhai Mokani

શ્રીમતી હાંસબેન નાટવરભાઈ મોકાણી



8. Shri Natvarbhai Virjibhai Mokani

શ્રી નાટવરભાઈ વીરજીભાઈ મોકાણી



9. Smt Rachna Pravinbhai Prajapati

R. P. Prajapati



Bhavikaben K. M.



10.Smt Bhavikaben Ketanbhai Mokani

M. Dharmistha B.



11.Smt Dharmistha Bipinbhai Mokani

Yoma Jatin Patel



12.Smt.Bhavnaben Rajeshbhai Prajapati

Yoma Jatin Patel



13.Smt Yoma Jatin Patel

Ranjanben Dalsukhbhai Patel



14. Smt Ranjanben Dalsukhbhai Patel

Shri Hinesh Balvantbhai Prajapati



15. Shri Hinesh Balvantbhai Prajapati



Satish R

16. Shri Satish Rameshbhai Ranpara



Acceptance as authorized Representative

P. Savjibhai

1. Shri. Pravin Savjibhai Prajapati



Date: - 22/12/2021

Place: - Vadodara



BEFORE ME

A. B. Tripathi
A. B. TRIPATHI
NOTARY (Govt. of India)