



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No. 5720

Date: 13/11/2021

Base Certificate No. : IN-GJ53115481582201T

Certificate No. : IN-GJ53118366925486T

Certificate Issued Date : 11-Nov-2021 04:32 PM

Account Reference : IMPACC (AC)/ gj13134611/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1313461140455105990443T

Purchased by : RAJVEERSINH VIRAMDEVSINH CHUDASAMA

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : 7 STAR DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : 7 STAR DEVELOPERS

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



KC 0022071906

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shodhstamp.com/ or using a Stamp Mobile App or Stock Holding.
2. Any discrepancy in the details on this Certificate and its available on the website / Mobile App should be reported.
3. The trust or checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Certificate Authority.



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. RAJVEERSINH VIRAMDEVSINH CHUDASAMA, Promoter of project / duly authorized by promoters of 7 STAR DEVELOPERS of the Project Name: "TAIBA PLATINUM" Block/R. S No. 158/1, 158/2, T.P.No. -27, F.P. No. -9/1, O.P.No. -9 Area of Plot: 17098.00 Sq.Mts. Admeasuring Net Area of Planning: 4201.00 Sq.Mts. moje Village TANDALJA, VADODARA, GUJARAT-390020 vide its/his/her/their authorization dated 12/11/2021

Affidavit cum Declaration of Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: -12.11.2021

I, Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA, 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 "TAIBA PLATINUM" the project is proposed

OR

(1) MOHAMMEDALI MOHAMMEDISHAQUE MEMON (2) VIRAMDEVSINH AKHUBHA CHUDASAMA (3) HARPALSINH SARTANSINH CHUDASAMA has legal title or the land on which the development of "TAIBA PLATINUM" 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 31/12/2029.
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.

Rajveersinh

NOTARY



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.

Rajveersinh Chudasama

Deponent

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 12TH day of November, 2021



Rajveersinh Chudasama

Deponent

Solemnly affirmed / Declared
Sworn Before me by..... *R.V. Chudasama*

Saiyed Mubinali G.
SAIYED MUBINALI G.
NOTARY (Govt. of India)



Regd. No. 5717

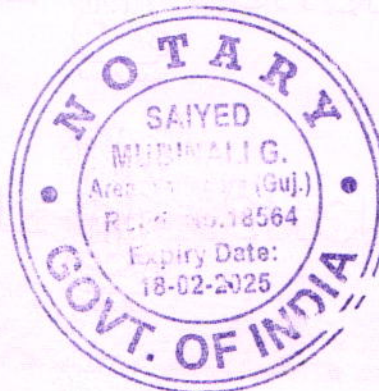
Date: 18/11/2021



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ53115481582201T
Certificate Issued Date : 11-Nov-2021 04:29 PM
Account Reference : IMPACC (AC)/ gj13134611/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313461140449258711407T
Purchased by : RAJVEERSINH VIRAMDEVSINH CHUDASAMA
Description of Document : Article 5(g-a) Agreement - Construction / Development /
Sale / Transfer (Imm. Property)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : 7 STAR DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : 7 STAR DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0022071903

Statutory Alert:

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3. The onus of checking the legitimacy is on the users of the certificate.
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FORM B-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA** promoter/ duly authorized by the promoter of **7 STAR DEVELOPERS** for the project "**TAIBA PLATINUM**" vide his authorization dated 12/11/2021.

I Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA, promoter/duly authorized by the promoter of **7 STAR DEVELOPERS** for the project "**TAIBA PLATINUM**" do hereby solemnly declare, undertake and state as under:

1. I have entered into an agreement with **Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA** by way of registered Development agreement/ agreement, registered on date 14/10/2021 at sub-Registrar office to develop the land bearing Block/R. S No. 158/1, 158/2, T.P.No. -27, F.P. No. -9/1, O.P.No. -9, Area of Plot: 17,098.00 Sq.Mts. Admeasuring Net Area of Planning: 4,201.00 Sq.Mts. at Village TANDALJA, Vadodara;
2. That **(1) MOHAMMEDALI MOHAMMEDISHAQUE MEMON (2) VIRAMDEVSINH AKHUBHA CHUDASAMA (3) HARPALSINH SARTANSINH CHUDASAMA** have/has a legal title to the land on which the development of 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 me/us (**7 STAR DEVELOPERS**) for development of the real estate project (**TAIBA PLATINUM**) is enclosed herewith, and the said land is free from all encumbrances.

OR

Those details of encumbrances including details of any rights, title, interest name of any party in or over such land, is attached herewith.

3. That I/we will abide by all the conditions of the Development/ agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

Rajveersinh



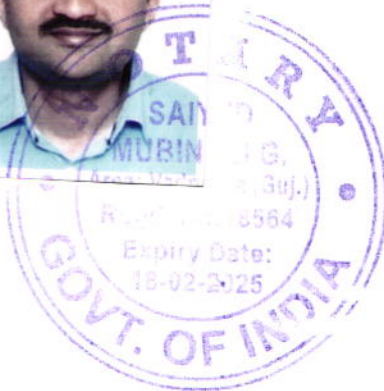
4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

Rajveersinh Chudasama

Mr. RAJVEERSINH VIRAMDEVSIKH CHUDASAMA

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 12TH day of NOVEMBER, 2021.



Rajveersinh Chudasama

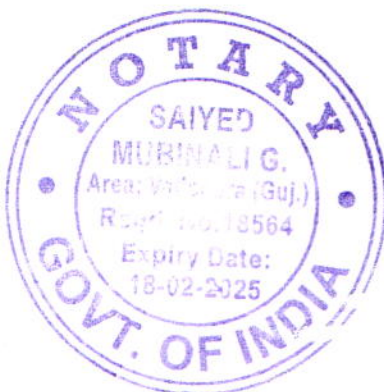
Mr. RAJVEERSINH VIRAMDEVSIKH CHUDASAMA

Solemnly affirmed / Declared
worn Before me by.....

R.V. Chudasama

S. Anjor

SAIYED MUBINALI G.
NOTARY (Govt. of India)





सत्यमेव जयते

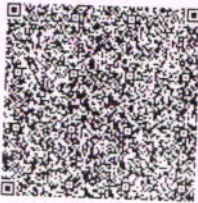
INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No. 5716
Date: 13 / 11 / 2021

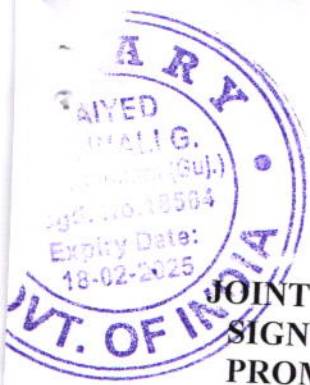
Base Certificate No. : IN-GJ53115481582201T
Certificate No. : IN-GJ53116324294866T
Certificate Issued Date : 11-Nov-2021 04:30 PM
Account Reference : IMPACC (AC)/ gj13134611/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313461140450606126534T
Purchased by : RAJVEERSINH VIRAMDEVSINH CHUDASAMA
Description of Document : Article 5(g-a) Agreement - Construction / Development / Sale / Transfer (Imm. Property)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : 7 STAR DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : 7 STAR DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0022071904

Statutory Alert:

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FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA promoter of the proposed project/ duly authorized by the promoter of 7 STAR DEVELOPERS (for the project TAIBA PLATINUM, vide its/his/their authorization dated 11/11/2021.

AND

- 2) (1) MOHAMMEDALI MOHAMMEDISHAQUE MEMON (2) VIRAMDEVSINH AKHUBHA CHUDASAMA (3) HARPALSINH SARTANSINH CHUDASAMA owners of the project land/ duly authorized by the owner of the project land, vide its/his/their authorization dated 12/11/2021

I, Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA promoter of the proposed project / duly authorized by the promoter of the proposed project, and (1) MOHAMMEDALI MOHAMMEDISHAQUE MEMON (2) VIRAMDEVSINH AKHUBHA CHUDASAMA (3) HARPALSINH SARTANSINH CHUDASAMA owners/lessors of the project land do hereby solemnly declare, undertake and state as under:

A. I have entered into registered Development agreement/ agreement, registered on 14/10/2021 at sub-Registrar office to develop the land bearing Block/R. S No. 158/1, 158/2, T.P.No. -27, F.P. No. -9/1, O.P.No. -9 Area of Plot: 17,098.00 Sq.Mts. Admeasuring Net Area of Planning: 4,201.00 Sq.Mts. moje Village TANDALJA, VADODARA, GUJARAT-390020.

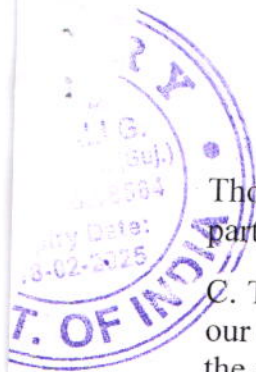
B. That (1) MOHAMMEDALI MOHAMMEDISHAQUE MEMON (2) VIRAMDEVSINH AKHUBHA CHUDASAMA (3) HARPALSINH SARTANSINH CHUDASAMA have a legal title to the land on which the development of the proposed project is to be carried out.

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, and the said land is free from all encumbrances.

OR

Rajveersinh



Those details of encumbrances including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

C. That, we will abide by all the conditions of the Development/ agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

D. That, I undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

Deponent

(Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA -Promoter)

(Mr. MOHAMMEDALI MOHAMMEDISHAQUE MEMON -Land Owner)

(Mr. VIRAMDEVSINH AKHUBHA CHUDASAMA -Land Owner)

(Mr. HARPALSINH SARTANSINH CHUDASAMA -Land Owner)



Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at VADODARA on this day of 12TH Day of NOVEMBER, '2021.

Deponent

Rajveersinh Chudasama

(Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA -Promoter)



Mohammedali Mohammedishaque Memon

(Mr. MOHAMMEDALI MOHAMMEDISHAQUE MEMON -Land Owner)



Viramdevsinh Akhubha Chudasama

(Mr. VIRAMDEVSINH AKHUBHA CHUDASAMA -Land Owner)



Harpalsinh Sartansinh Chudasama

(Mr. HARPALSINH SARTANSINH CHUDASAMA -Land Owner)



Solemnly affirmed / Declared
Sworn Before me by... *R.V. Chudasama*
Q others
12/11/21
SAIYED MUGHALI G.
NOTARY (Govt. of India)

Regd. No. 5718

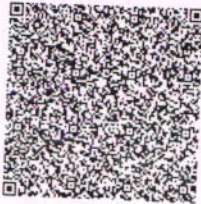
Date: 13/11/2021



सत्यमेव जयते

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Government of Gujarat
Certificate of Stamp Duty

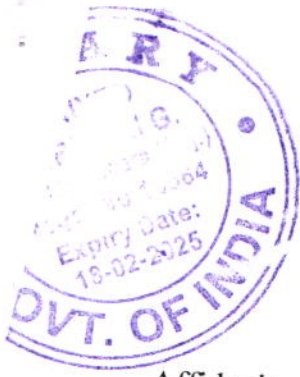
Base Certificate No. : IN-GJ53115481582201T
Certificate No. : IN-GJ53119360572290T
Certificate Issued Date : 11-Nov-2021 04:33 PM
Account Reference : IMPACC (AC)/ gj13134611/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313461140457034163907T
Purchased by : RAJVEERSINH VIRAMDEVSIH CHUDASAMA
Description of Document : Article 5(g-a) Agreement - Construction / Development / Sale / Transfer (Imm. Property)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : 7 STAR DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : 7 STAR DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0022071907

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4. In case of any discrepancy please inform the Competent Authority.



Affidavit –cum-Declaration

Affidavit cum Declaration of **Mr. RAJVEERSINH VIRAMDEVSIKH CHUDASAMA** Authorized Signatory of 7 STAR DEVELOPERS for the Project "TAIBA PLATINUM" Situated At: Opp. Magnum Plaza, Tandalja Sun-Pharma 30 Mtr Road, Vadodara-390012

I **Mr. RAJVEERSINH VIRAMDEVSIKH CHUDASAMA** 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. RAJVEERSINH VIRAMDEVSIKH CHUDASAMA

7 STAR DEVELOPERS.

Rajveersinh Chudasama
PARTNER

Deponent

Date: 12/11/2021

Place: VADODARA



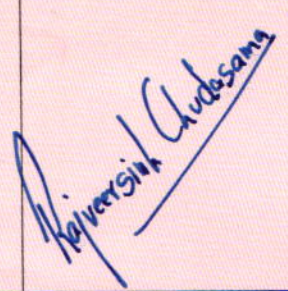
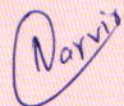
Solemnly affirmed / Declared
Sworn Before me by *R. V. Chudasama*

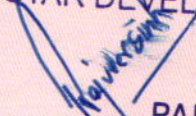
S. On 12/11/2021
SAIYED MUBINALI G.
NOTARY (Govt. of India)



AUTHORITY LETTER

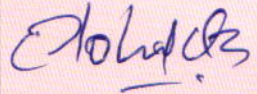
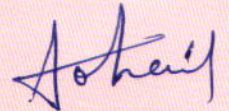
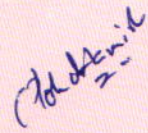
We the partners of **7 STAR DEVELOPERS** having principal place of business at FF-4, Taiba Hub, Near Madhav Park, Sun Pharma Road, Vadodara, Gujarat-390020 do hereby authorize **Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA** to represent us for any compliance related to RERA. Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Sr. No.	Name of Partners	Photograph	Signature & Seal
1.	RAJVEERSINH VIRAMDEVSINH CHUDASAMA		
2.	NARVIRSINH VIRAMDEVSINH CHUDASAMA		
3.	HARPALSINH SARTANSINH CHUDASAMA		

7 STAR DEVELOPERS

PARTNER

SITE : Opp. Magnum Plaza Tandalja - Sunpharma 30mt Road
Vadodara. **CALL :** +91 98989 66782 / 98981 77701

SEVEN STARS
DEVELOPERS

4.	VIRAMDEVSIH AKHUBHA CHUDASAMA		
5.	MOHAMMEDALI MOHAMMED ISAQUE MEMON		
6	SOHIL MOHAMMEDALI MEMON		
7	AAMIR MOHAMMEDALI MEMON		

7 STAR DEVELOPERS

PARTNER

SITE : Opp. Magnum Plaza Tandalja - Sunpharma 30mt Road
Vadodara. CALL : +91 98989 66782 / 98981 77701

SEVEN STARS
DEVELOPERS

ACCEPTANCE

I Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA hereby confirm & accept the authority vested upon me by the abovementioned partners of 7 STAR DEVELOPERS and agree to take all action in good faith of partners of 7 STAR DEVELOPERS.

Signature of authorized signatory:

7 STAR DEVELOPERS

Rajveersinh Chudasama
PARTNER

(Mr. RAJVEERSINH VIRAMDEVSINH CHUDASAMA L)

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No.

IN-GJ08077773817860U

Certificate Issued Date

15-Feb-2022 05:13 PM

Account Reference

IMPACC (SV)/ gj13116604/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1311660449207941863164U

Purchased by

MOHAMMAD SHAKIL

Description of Document

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

Description

AFFIDAVIT

Consideration Price (Rs.)

0
(Zero)

First Party

7 STAR DEVELOPERS

Second Party

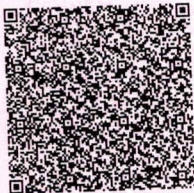
Not Applicable

Stamp Duty Paid By

7 STAR DEVELOPERS

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



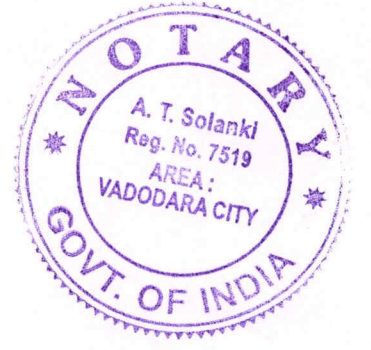
₹300



KC 0022265375

Statutory Alert:

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એફિડેવીટ

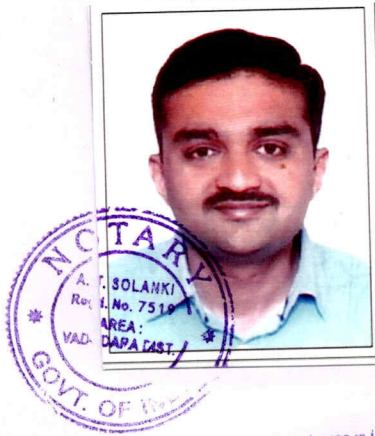
હું રાજવીર સિંહ યુડાસમા વહીવટ કર્તા ભાગીદાર સેવન સ્ટાર ડેવલોપર્સ ના તરીકે મારા ધર્મના સોગંદ પર જાહેર કરું છું કે સદર પ્રોજેક્ટ તાઇબા પ્લેટિનમ ના મંજૂર થયેલ લેઆઉટ પ્લાન તા.૦૮-૦૬-૨૦૨૧ અને રજાયિહી મુજબ સદર પ્રોજેક્ટ ને મળવાપાત્ર FSI ૧૨૧૮૪ sq. Mtrs નો વપરાશ કરવાનું આયોજન કરેલ છે. સદર પ્રોજેક્ટ માં ફક્ત ટાવર-૦૧ અને ટાવર-૦૨ લેઆઉટ પ્લાન મુજબ કોમન એમેનિટીઝ અને કોમન એરીયા ના રજીસ્ટ્રેશન માટે રેરા રજીસ્ટ્રેશન નંબર માટે અરજી કરેલ છે. તે સંદર્ભે સદર પ્રોજેક્ટ માટે ડેવલોપમેન્ટ એગ્રીમેન્ટ સેવન સ્ટાર ડેવલોપર્સ (પ્રમોટર) ના નામે કરેલ છે.

સદર પ્રોજેક્ટના એપ્રુવ્ડ લે-આઉટ પ્લાન મુજબ રોડ, રસ્તા, કોમન એરીયા, કોમન એમેનિટીઝ અને પ્લોટ ની જાણ બ્રોશર મુજબ એલોટીઝ ને કરવામાં આવેલ છે. આ ઉપરાંત ટાવર-૦૧ અને ટાવર-૦૨ અગાઉ થયેલ એપ્રુવ્ડ લે-આઉટ પ્લાનની મંજૂરી મુજબ રોડ, રસ્તા, કોમન એરીયા, કોમન એમેનિટીઝ નો પ્રમોટર દ્વારા સ્વીકાર કરેલ છે.

ઉપર જણાવેલ તમામ વિગતો સાચી હોય મારા ધર્મના નામે આ સોગંદનામું કરી આપું છું.

તારીખ- ૧૫/૦૨/૨૦૨૨

સ્થળ- વડોદરા



Rajveersinh

રાજવીરસિંહ યુડાસમા

Solemnly Affirmed / Declared
Sworn Before me by.....

Rajveersinh Chudasama

15/02/2022

A. T. SOLANKI
NOTARY VADODARA