

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.	IN-GJ73515282933378V
Certificate Issued Date	30-May-2023 04:18 PM
Account Reference	CSCACC (GV)/ gjcsceg07/ GJ-VLSAT0674/ GJ-VL
Unique Doc. Reference	SUBIN-GJGJCSCEG0773163681599282V
Purchased by	VASUNDHARA DREAMCON LLP
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	0 (Zero)
First Party	VASUNDHARA DREAMCON LLP
Second Party	Not Applicable
Stamp Duty Paid By	VASUNDHARA DREAMCON LLP
Stamp Duty Amount(Rs.)	300 (Three Hundred only)

Book No. 03
Pages No. 24
Serial No. 1339 / 2023
Date 30 MAY 2023



Statutory Alert:

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JID 0045026965

[illegible]

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. NILESH SHANKARBHAI BHANUSHALI duly authorized by the promoter of VASUNDHARA DREAMCON LLP for the project NILKANTH OMKAR, vide its authorization dated 29/05/2023.

I, MR. NILESH SHANKARBHAI BHANUSHALI duly authorized by the promoter of VASUNDHARA DREAMCON LLP for the project NILKANTH OMKAR do hereby solemnly declare, undertake and state as under that;

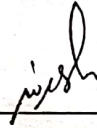
1. VASUNDHARA DREAMCON LLP has a legal title to the land on which the development of NILKANTH OMKAR is proposed;

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/us is 31st December, 2028.
4. seventy per cent of the amounts realised by me/us 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/we 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/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



1) MR. NILESH SHANKARBHAI BHANUSHALI

Authorized Signatory of

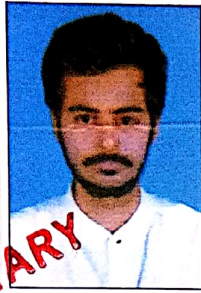
M/s. VASUNDHARA DREAMCON LLP,

A Limited Liability Partnership

Verification

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

Verify by me at Vapi on this 31st day of May, 2023.



Nilesh



1) MR. NILESH SHANKARBHAI BHANUSHALI

NOTARY

Authorized Signatory of

M/s. VASUNDHARA DREAMCON LLP,

A Limited Liability Partnership



NOTARY

NOTARY

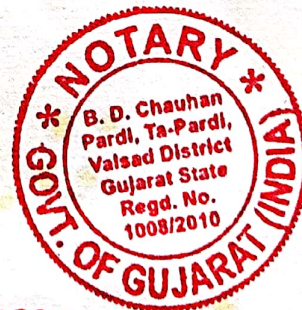
NOTARY

NOTARY

ATTESTED BY ME

B D Chauhan

Bharati D. Chauhan
ADVOCATE & NOTARY
PARDI TALUKA PARDI
DISTRICT VALSAD
GOVT OF GUJARAT





IN-GJ73516100540799V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ73516100540799V
Certificate Issued Date : 30-May-2023 04:18 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLSAT0674/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJCSCEG0773154986858651V
Purchased by : VASUNDHARA DREAMCON LLP
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VASUNDHARA DREAMCON LLP
Second Party : Not Applicable
Stamp Duty Paid By : VASUNDHARA DREAMCON LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

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Pages No. 23
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Date 30 MAY 2023



IN-GJ73516100540799V

JID 0045026966

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. NILESH SHANKARBHAI BHANUSHALI authorised signatory of VASUNDHARA DREAMCON LLP for the project NILKANTH OMKAR situated at City Survey No. NA718, Near Sanskar Bharti School, Khumbharvad, Vapi Town.

I, MR. NILESH SHANKARBHAI BHANUSHALI authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I 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. OR

Our Project NILKANTH OMKAR is in the VAPI NAGARPALIKA 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 VAPI NAGARPALIKA municipal corporation. With prior permission of VAPI NAGARPALIKA prior to giving possession to Allottees.

I further undertake that I 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.



NOTARY



1) MR. NILESH SHANKARBHAI BHANUSHALI

Authorized Signatory of

M/s. VASUNDHARA DREAMCON LLP,

A Limited Liability Partnership



ATTESTED BY ME

Bharati D. Chauhan
ADVOCATE & NOTARY
PARDI TALUKA PARDI
DISTRICT VALSAD
GOVT OF GUJARAT





IN-GJ73514703889161V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ73514703889161V
Certificate Issued Date : 30-May-2023 04:17 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLSAT0674/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJCSCEG0773168946832110V
Purchased by : VASUNDHARA DREAMCON LLP
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : UNDERTAKING
Consideration Price (Rs.) : 0
(Zero)
First Party : VASUNDHARA DREAMCON LLP
Second Party : Not Applicable
Stamp Duty Paid By : VASUNDHARA DREAMCON LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Book No. 03
Pages No. 24
Serial No. 1340/2023
Date 30 MAY, 2023



IN-GJ73514703889161V

JD 0045026964

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એનેક્ષર

બાંહેધરી

અમો નીલેશ શંકરભાઈ ભાનુશાલી તે વસુંધરા ડ્રીમકોન એલએલપી સંસ્થાના અધિકૃત પુખ્ત વયના વ્યક્તિ ધંધો વેપાર પેઢીનું ઠેકાણું/સરનામું સર્વે નં. હરી વિલા - ૨, પ્રમુખ પાર્ક, તિથલ રોડ, શાંતિ નગર, વલસાડ. તે અમારા ધર્મના સોગંદ ઉપર જાહેર કરીએ છી કે,

અખો દ્વારા અમારા વાપી ખાતેના નિલકંઠ ઓમકાર પ્રોજેક્ટ અંગે રેરા રજિસ્ટ્રેશન માટે ઓનલાઈન અરજી કરવાના છે.

અમે પ્રમોટર/ડેવલોપર જિલ્લો વલસાડ ના તાલુકો વાપી ગામ વાપી ની સીમાના સીટી સર્વે નં. NA3૧૭ ની જમીન વેચાણના હેતુ થી ડેવલપ કરવા માગીએ છીએ. પ્રસ્તુત ના કચેરીમાં જમીનના વેચાણ અંગેનો લેખ રજિસ્ટ્રાર વાપી ની કચેરીમાં અનુક્રમ ૫૫૮૫ તા. ૧૦/૦૪/૨૦૨૩ થી નોંધાયેલ છે, તે રીતના વેચાણ ના હેતુ થી માલીકીના હક્કો ધરાવીએ છીએ..

અમોએ વેચાણના હેતુથી ડેવલપ કરવા લીધેલ જમીનની રેવન્યુ રેકર્ડમાં આ અંગેની કાચી નોંધ તા. ૧૯/૦૫/૨૦૨૩ ના રોજ પાડેલ છે. જેની નોંધ નંબર ૯૪ છે, જેની નકલ રજૂ કરી છું. રેવન્યુ રેકર્ડમાં પાકી નોંધ પાડવાની પ્રક્રિયામાં મહેસુલી કાયદાની જોગવાઈઓને ધ્યાને લેતા 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 પ્રોજેક્ટ ના રેરા રજીસ્ટ્રેશન સર્ટીફિકેટ મેળવવા માંગણી કરીશું, તેની અમો ખાત્રી અને બાંહેધરી આપીએ છીએ.

વધુમાં જો કાચી નોંધ નામંજૂર થશે તો અમો દ્વારા કરવામાં આવેલ અરજી આપોઆપ નિલંબીત થયેલ ગણાશે, તેવું હું સ્વીકારુ છું.

એ રીતે ઉપર મુજબની અમો બાંહેધરી આપી જાહેર કરીએ છીએ. જે સ્કાય ઈન્ફ્રા નામની સંસ્થાને કબૂલ મંજૂર અને બંધનકર્તા રહેશે.



NOTARY



નીલેશ શંકરભાઈ ભાનુશાલી

અધિકૃત ભાગીદાર

વસુંધરા ડ્રીમકોન એલએલપી નામની એલએલપી પેઢી



ATTESTED BY ME

Bharati D. Chauhan
ADVOCATE & NOTARY
PARDI TALUKA PARDI
DISTRICT VALSAD
GOVT OF GUJARAT

VASUNDHARA DREAMCON LLP

HARI VILLA – 2, PRAMUKH PARK, TITHAL ROAD, SHANTI NAGAR,
BHAGDAWADA, VALSAD. 396 001

RESOLUTION FOR POWER OF AUTHORITY TO WHOM SOEVER THIS MAY CONCERN

We The Undersigned All Partners of the VASUNDHARA DREAMCON LLP hereby give the Authority of Signature and all other necessary work related to the RERA matter for the project called NILKANTH OMKAR which is situated at City Survey No. NA 718, Village Vapi to the MR. NILESH SHANKARBHAI BHANUSHALI One of the Partner of the VASUNDHARA DREAMCON LLP from the Dated 29th Day of May, 2023.

We the all partners Don't have any obligation for the said authority, all works performed by the MR. NILESH SHANKARBHAI BHANUSHALI are bound for the VASUNDHARA DREAMCON LLP a Partnership Firm.

Partners Giving Authority: -



शुभचिन्तित शिवाजी माव

1. MR. SHANKARLAL RAGHAVJI MAV (BHANUSHALI)



શામજી રાગવજી માવ

2. MR. SHAMJI RAGHAVJI MAV



Umesh Gupta

3 MR. UMESH SITARAM GUPTA



Kamlesh

4. MR. KAMLESH SITARAM GUPTA



દેવેન્દ્ર મેઘજીભાઈ ભાનુશાલી

5. MR. DEVENDRA MEGHJIBHAI BHANUSHALI



પ્રતાપ શંકરભાઈ શેઠીયા

6. MR. PRATAP SHANKARLAL SHETHIYA



Subhash.

7. MR. SUBHASH SHANKARLAL SHETHIYA

I, The undersigned MR. NILESH SHANKARBHAI BHANUSHALI accepted the said Authority.



Nilesh.

MR. NILESH SHANKARBHAI BHANUSHALI