



IN-GJ98295425020761V



सत्यमेव जयते

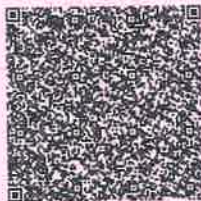
**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

₹300

₹300

**Certificate No.** : IN-GJ98295425020761V  
**Certificate Issued Date** : 05-Jul-2023 03:36 PM  
**Account Reference** : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA  
**Unique Doc. Reference** : SUBIN-GJGJ1313440422511482389250V  
**Purchased by** : JIGNESH V PRAJAPATI  
**Description of Document** : Article 4 Affidavit  
**Description** : Affidavit  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : JIGNESH V PRAJAPATI AND OTHERS  
**Second Party** : RERA AFFIDAVIT  
**Stamp Duty Paid By** : JIGNESH V PRAJAPATI AND OTHERS  
**Stamp Duty Amount(Rs.)** : 300  
(Three Hundred only)

Regd. No. ४३३३  
Date: 05/07/2023

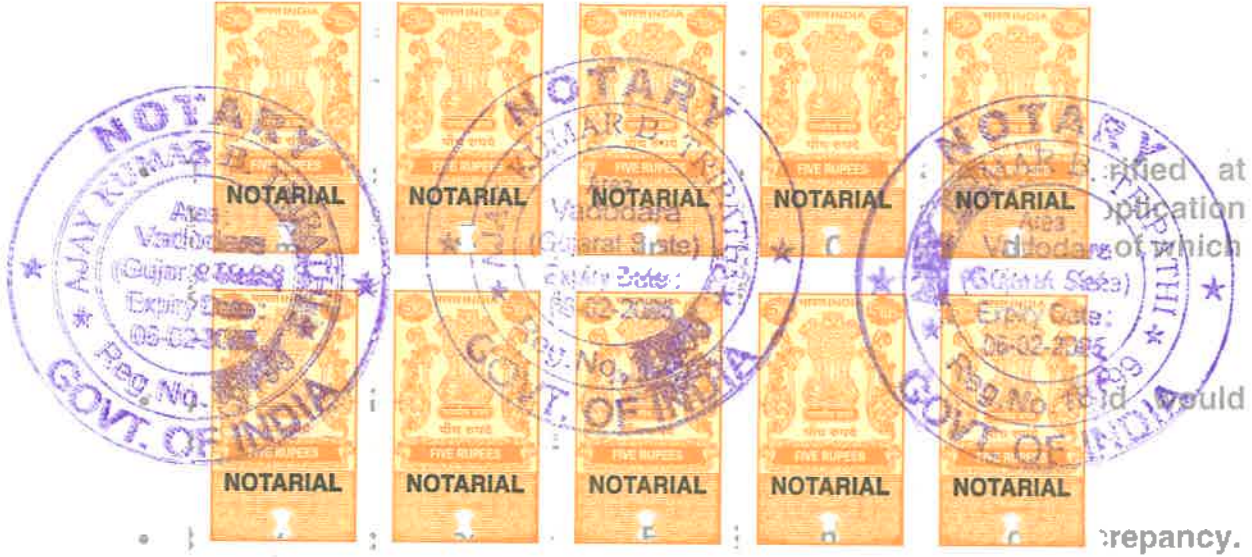


IE 0004923040

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#### સૂચના

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- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને [estamp.ahmedabad@stockholding.com](mailto:estamp.ahmedabad@stockholding.com) પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

**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. Jigneshbhai Vinodbhai Prajapati** partner of **M/s. Herit Enterprise (Promoter)** promoter of the proposed project /duly authorized by the promoter of the Project Name: **Amardeep Harmony** bearing **RS No. 1037, Final Plot No 229** Area of Plot **5828.00** (Sq. Mt.), T.P. Scheme No. - Village Name: **Chhani** Taluka: **Vadodara**, Authority Name: **VMC**, District: **Vadodara**, vide its/his/their authorization dated **21/06/2023**.

I, **Mr. Jigneshbhai Vinodbhai Turakhiya** Promoter of the above proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/we have a legal title to the land on which the development of **Amardeep Harmony** is proposed;

**OR**

That the promoter **M/s. Herit Enterprise** have a legal title to the land on which the development of **Amardeep Harmony** 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**

details of encumbrances NA including details of any rights, 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 the promoter is **up to 31/12/2028**.
4. That 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. That 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. That 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. That the 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. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

**HERIT ENTERPRISE**



**PARTNER**

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 27<sup>th</sup> day June of 2023.

**HERIT ENTERPRISE**



**PARTNER**

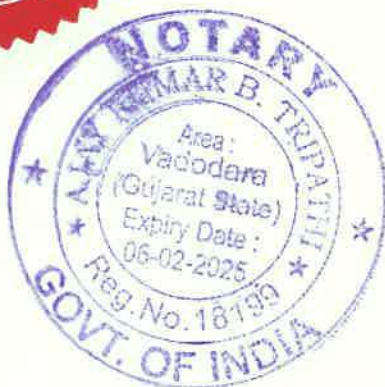
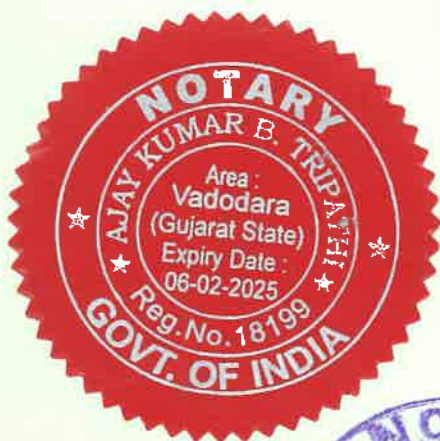
Deponent

Date:

Place:



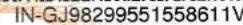
Notary  
Seal



Authenticated after  
execution before me

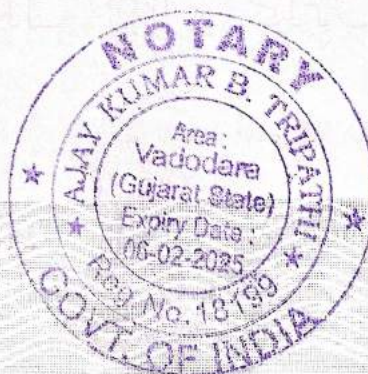


**A.B. TRIPATHI**  
NOTARY (Govt. of India)



300×300×300

Regd. No: 8334  
Date: 05/07/2023



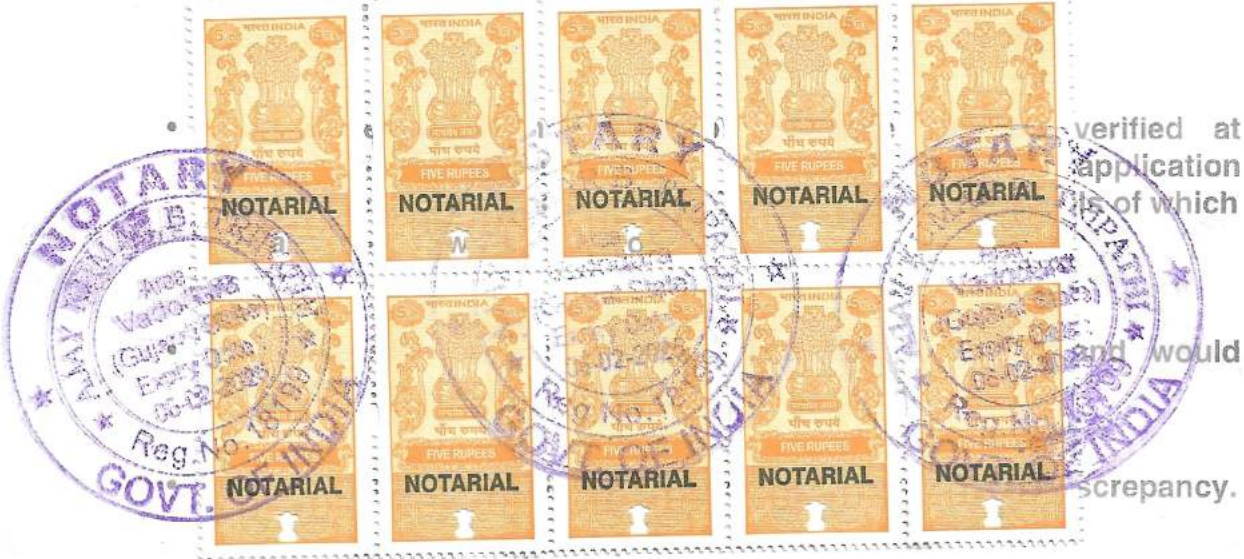
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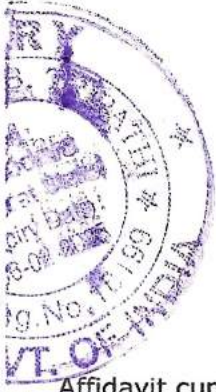
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## સૂચના

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### Affidavit Cum Declaration

Affidavit cum Declaration of **Mr. Jigneshbhai Vinodbhai Prajapati** authorised signatory of M/S. **Herit Enterprise (Promoter)** for the project : **Amardeep Harmony** Situated **Revenue Survey No. 1037, Final plot No. 229**, Area of plot **5828.00** (Sq.Mt.), T.P Scheme NO. \_\_, Village Name : Chhani Taluka : Vadodara

I **Mr. Jigneshbhai Vinodbhai Prajapati** authorised signatory of proposed project duly authorized, by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

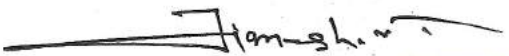
I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 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.

**HERIT ENTERPRISE**

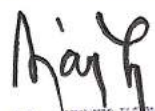


**PARTNER**

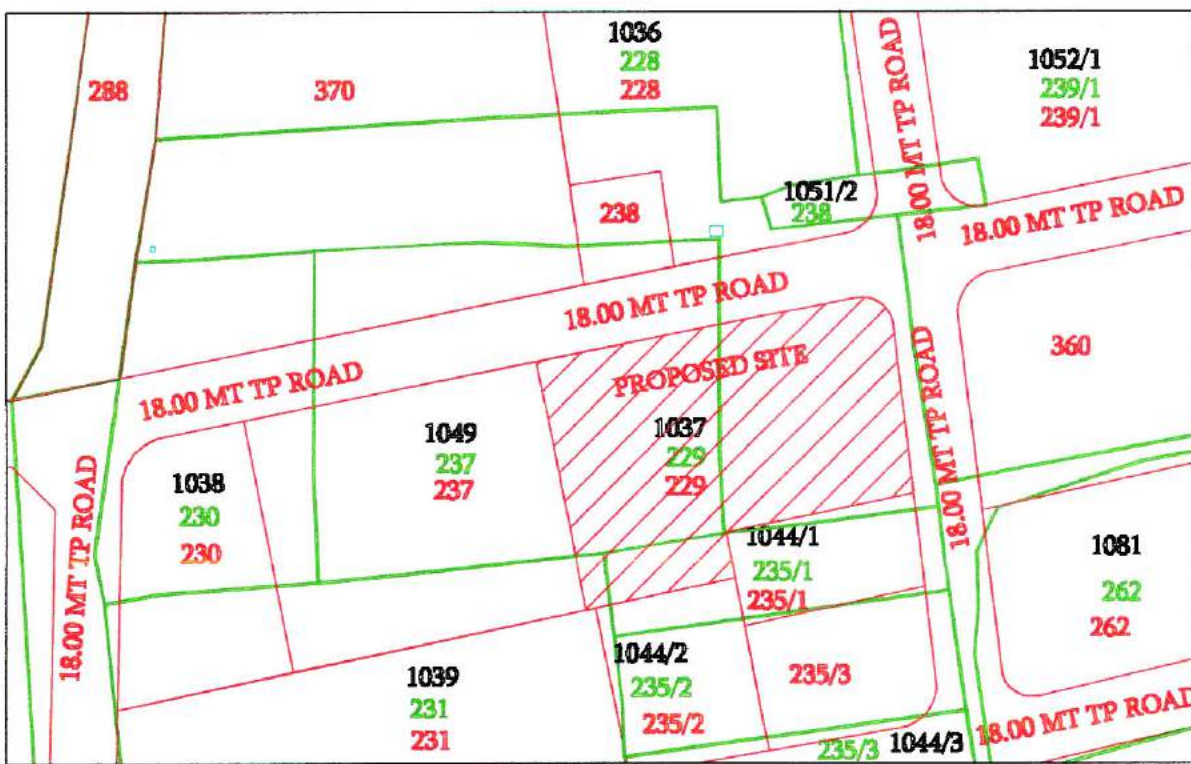
Deponent



Authenticated after  
execution before me

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

Project Title :PROPOSED LAYOUT PLAN ON R.S. NO. 1037, F.P. NO. 229, O.P. NO. 229, T.P. NO. 49 (CHHANI), AT VILL. CHHANI, TAL. & DIST. VADODARA.



Land use analysis/Area distribution (Table 2c)

| Area covered under   | Proposed Area in sq. mt. | Percentage(%) |
|----------------------|--------------------------|---------------|
| Plotted Area         | 2162.70                  | 37.11         |
| Road Area            | 801.94                   | 13.75         |
| Organized Open Space | 582.83                   | 10.00         |
| Parking Area         | 90.74                    | 1.56          |
| Other Area           | 2190.09                  | 37.58         |
| Total net layout     | 5828.00                  | 100.00        |

Common Plot Area

| Name        | Prop. Area |
|-------------|------------|
| COMMON PLOT | 582.83     |

Tree Details (Table 3h)

| Plot      | Name | Road | Nos Of Trees |
|-----------|------|------|--------------|
| FP NO 229 | Tree | 150  | 152          |

Parking Check (Table 7b)

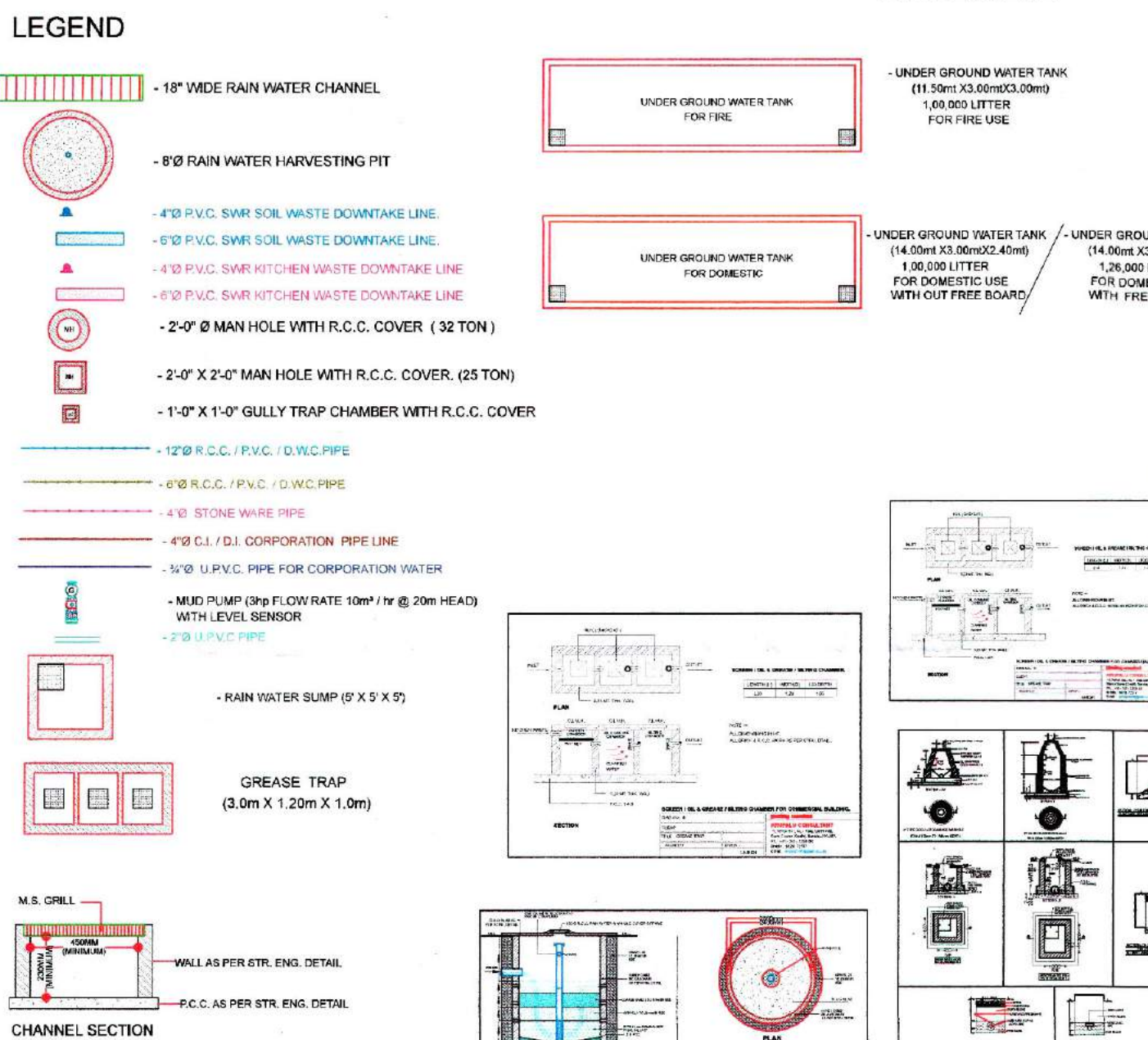
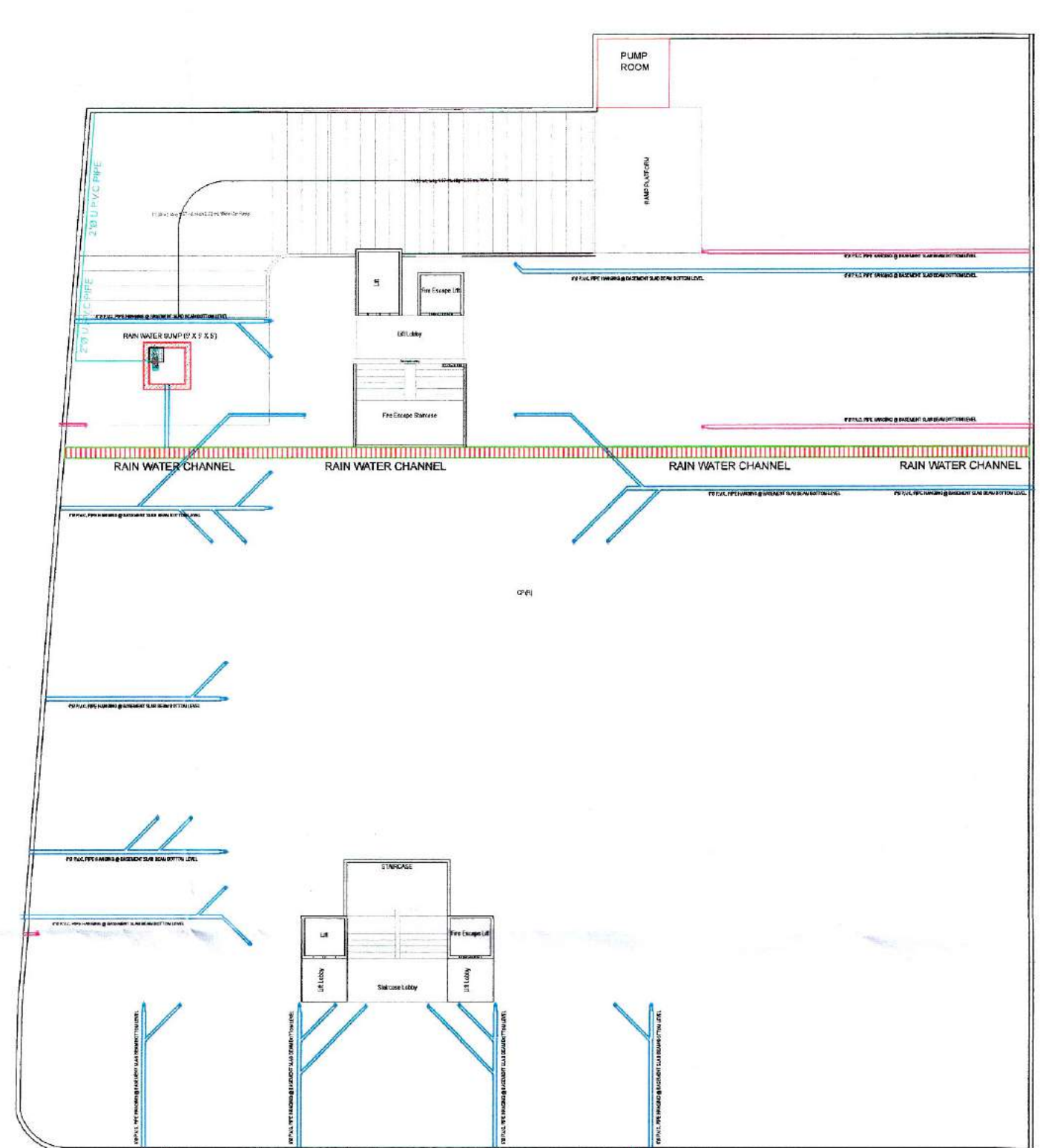
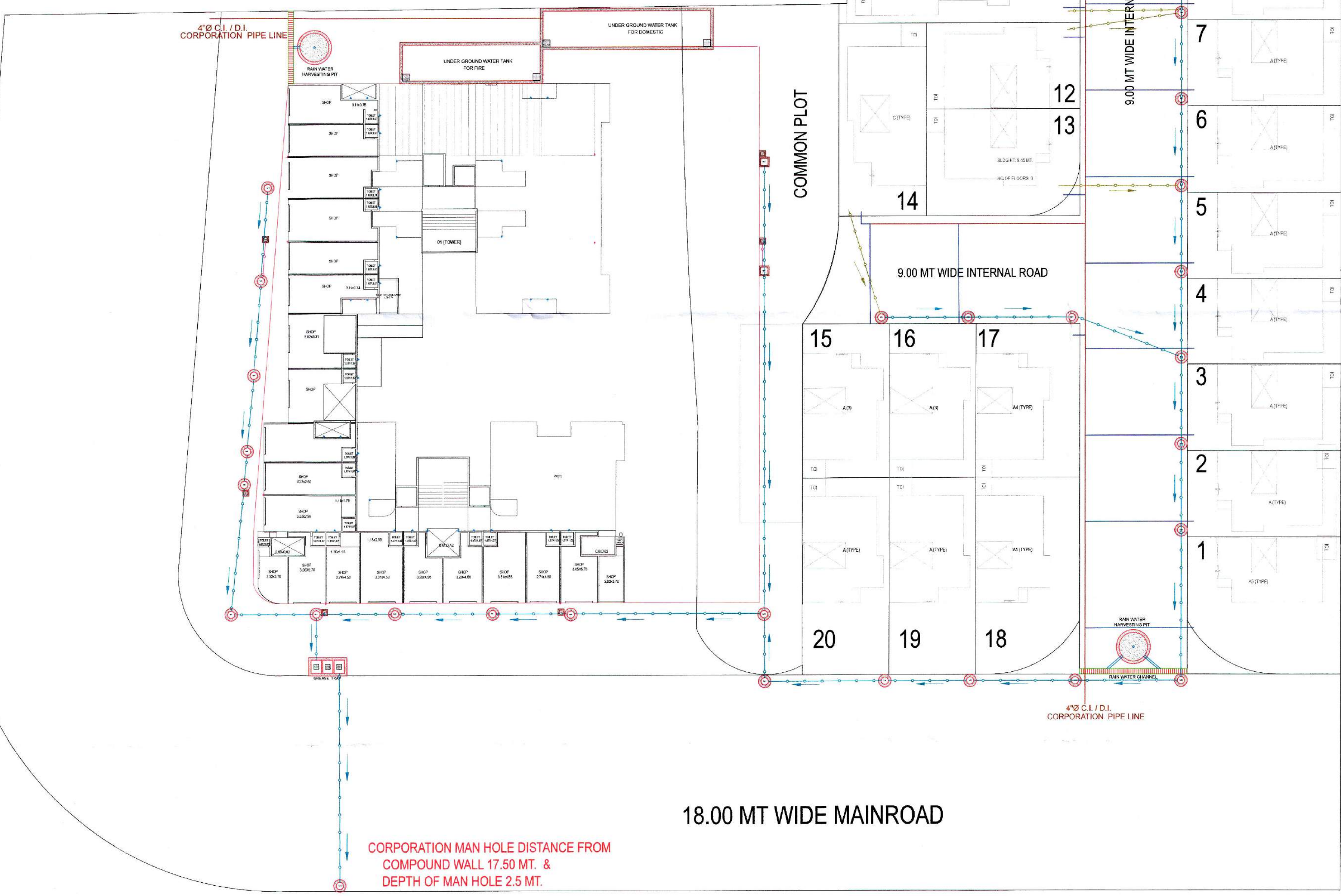
| Use Type    | Area   | No.    | Area | No. | Area   | No.    |
|-------------|--------|--------|------|-----|--------|--------|
| Residential | 242.86 | 198.32 | 0    | 2   | 149.83 | 149.83 |
| Commercial  | 153.57 | 243.37 | 0    | 0   | 41.43  | 153.71 |
| Total       | 396.43 | 441.69 | 0    | 2   | 191.26 | 303.54 |

Required Parking

| Building Name | Type        | Subs.     | Area | Units | Required Parking | Car    | Other Parking |
|---------------|-------------|-----------|------|-------|------------------|--------|---------------|
| 01 (TOWER)    | Residential | ResComm   | 0.0  | 1     | 414.28           | 207.14 | 107.14        |
|               | Residential | Apartment | 0.0  | 1     | 747.64           | 149.53 | 149.53        |
|               |             |           | 0.0  | 1     | 1192.47          | 256.67 | 256.67        |

AREA STATEMENT

| Sl. No. | Description          | Area (sq. mt.) |
|---------|----------------------|----------------|
| 1.      | Plotted Area         | 2162.70        |
| 2.      | Road Area            | 801.94         |
| 3.      | Organized Open Space | 582.83         |
| 4.      | Parking Area         | 90.74          |
| 5.      | Other Area           | 2190.09        |
| 6.      | Total net layout     | 5828.00        |



COLOR INDEX

| Color  | Description            |
|--------|------------------------|
| Red    | EXISTING STREET        |
| Blue   | EXISTING BUILDING LINE |
| Green  | EXISTING WORK          |
| Yellow | PROPOSED WORK          |
| Purple | WATER SUPPLY WORK      |
| Brown  | SEWERAGE WORK          |
| Black  | APPROVED WORK          |

Common Plot Area

| Name        | Prop. Area |
|-------------|------------|
| COMMON PLOT | 582.83     |

SIGNATURE OF ARCHITECTS-ENGINEERS

SHRENIK R. SONI, License No. EOR-339/23-1, Regn. No. CA/2021/127245, Amin Design & Engineering Consultant, New Sama Road, Vadodara.

SIGNATURE OF OWNERS / BUILDERS.

HERIT ENTERPRISE, PARTNER

SIGNATURE OF PLUMBING CONSULTANT

KRUPALI CONSULTANT, 16 Ashok Soc. no.1, Opp. Lion's Hall, Race Course (South), Baroda-380 007. Off No - +91 75738 40909, Mobile - 98251 72577, Email - pinakin1958@yahoo.com, krupali1958@gmail.com, Web Site - www.krupaliconsultant.com

AMARDEEP HARMONY, DATE: 14/07/2023

## DECLARATION FOR AUTHORISED SIGNATORY

We, the below mentioned partners of **Herit Enterprise** here by solemnly affirm and declare that **Mr. Jigneshbhai Vinodbhai Prajapati**. To act an authorized signatory for registration of the project "**Amardeep Harmony**" under RERA Act.2016 and Gujarat RERA Rules, 2016

### Signatures

1. Mr. Kishorbhai Dharamshibhai Prajapati

*Kishorbhai Dharamshibhai Prajapati*

2. Mr. Sunilkumar Kantilal Amin

*Sunil Amin*

3. Mr. Smitkumar Sunilkumar Amin

*S.S. Amin*

4. Mr. Maurya Kishorbhai Turakhiya

*Kishorbhai Turakhiya*

5. Mr. Kalpeshbhai Rameshchandra Turakhiya

*Kalpeshbhai Rameshchandra Turakhiya*

6. Mr. Jayeshbhai Rameshchandra Prajapati

*Jayeshbhai Rameshchandra Prajapati*

7. Mr. Jignesh Vinodbhai Prajapati

*Jignesh V.P.*

8. Mr. Nimesh Vinodbhai Prajapati

*Nimesh*

9. Mr. Jignesh Mohanbhai Turakhiya

*Jignesh*

10. Mr. Pareshbhai Naranbhai Prajapati

*Pareshbhai Naranbhai Prajapati*

**HERIT ENTERPRISE**

*Jignesh V.P.*

**PARTNER**

11. Mr. Bhaumik Kiritkumar Mojdra

12. Mr. Jayeshbhai Dalsukhbhai Variya

13. Mr. Adarsh Bhanjibhai Prajapati

14. Mr. Nareshbhai Girdharbhai Iuvani

15. Mr. Dipesh Chimanlal Maniar

*Bhaumik Kiritkumar Mojdra*

*Jayeshbhai Dalsukhbhai Variya*

*Adarsh Bhanjibhai Prajapati*

*Nareshbhai Girdharbhai Iuvani*

*Dipesh Chimanlal Maniar*

**HERIT ENTERPRISE**

*Jigneshbhai Vinodbhai Prajapati*

**PARTNER**

**Authorized Partner**

**Jigneshbhai Vinodbhai Prajapati**

## ACCEPTANCE AS AN AUTHORIZED SIGNATORY

I **Mr. Jigneshbhai Vinodbhai Prajapati** here by solemnly accord my acceptance to act as authorized signatory for the above referred business and all acts shall be binding on the business

**HERIT ENTERPRISE**

*Jignesh.v.t*

**PARTNER**

Signature of Authorized Signatory

**(Mr. Jigneshbhai Vinodbhai Prajapati)**

Date: - \_\_/\_\_/\_\_

Place: - Vadodara



IN-GJ67895309520230V



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

Regd. No.: 18443  
Date: 28/10/2023

**Certificate No.** : IN-GJ67895309520230V  
**Certificate Issued Date** : 28-Oct-2023 05:10 PM  
**Account Reference** : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA  
**Unique Doc. Reference** : SUBIN-GJGJ1313440459628100465243V  
**Purchased by** : JIGNESH VINODBHAI PRAJAPATI  
**Description of Document** : Article 4 Affidavit  
**Description** : Affidavit  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : JIGNESH VINODBHAI PRAJAPATI  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : JIGNESH VINODBHAI PRAJAPATI  
**Stamp Duty Amount(Rs.)** : 300  
(Three Hundred only)



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- For information related to e-Stamping you may write to us on our email id [estamp.ahmedabad@stockholding.com](mailto:estamp.ahmedabad@stockholding.com) or visit our Branch/Centre.

#### સૂચના

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3537184100

## Affidavit

Affidavit cum declaration of Mr. JIGNESH VINODBHAI PRAJAPATI Promoter / Duly authorized Signatory of Project AMARDEEP HARMONY at TP No 49, FP No 229, Block/City Survey No. 1037, Moje- CHHANI, Ta. VADODARA, Dist. VADODARA.

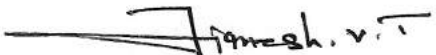
I JIGNESH VINODBHAI PRAJAPATI Promoter / Duly authorized Signatory do hereby solemnly declare, undertake, and state that,

I have submitted an application for RERA project registration/alteration/extension of registration vide Acknowledgement No PR/VADODARA/VADODARA/GUJRERA/230817/015257 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, M/s Ashok Om Agrawal & Co is showing RERA Carpet area, which is true & correct according to my best knowledge.

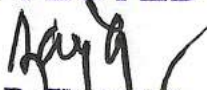
I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form – 3 carpet area calculation, I/We are bound to pay the same.

**HERIT ENTERPRISE**

  
**PARTNER**

Promoter

**ATTESTED**

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

I know the signatory personally  
& is the same person to whom  
I identify before you.....  
Dt.

