



IN-GJ08781804568074V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ08781804568074V
Certificate Issued Date : 15-Feb-2023 09:59 AM
Account Reference : IMPACC (AC)/ gj13082211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1308221145106370461654V
Purchased by : HAPPY D THESIYA ADV
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : VIPULBHAI GORDHANBHAI KOTADIYA
Second Party : Not Applicable
Stamp Duty Paid By : VIPULBHAI GORDHANBHAI KOTADIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Page No..... 60/2023
Serial No..... 1006
Receipt No..... 1006
Date..... 15/02/23



2023



IN-GJ08781804568074V

JD 0027534154

Statutory Alert:

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

SHCIL

NOTICE

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

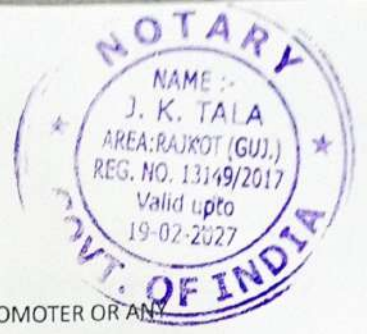
સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈ-સ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- 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 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. Vipulbhai Gordhanbhai Kotadiya**, duly authorized by **M/s. Shreeji Associates**, the promoter of project – **Saffron Aqua**, (to be constructed on Land admeasuring 510.92 sq. mts. of Plot No.60, Sub-plot No. 60/1 and 60/2 of Revenue Survey No. 12/P, Madhapar of Rajkot).

I, **Vipulbhai Gordhanbhai Kotadiya**, duly authorized by **M/s. Shreeji Associates**, the promoter of project – **Saffron Aqua** (to be constructed on Land admeasuring 510.92 sq. mts. of Plot No.60, Sub-plot No. 60/1 and 60/2 of Revenue Survey No. 12/P, Madhapar of Rajkot) do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of Project **Saffron Aqua** is proposed;
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by us is **30/06/2024**.
4. Seventy per cent of the amounts realised by me 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. 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.

Qwel.



ભારત સરકાર
Government of India

કોટડિયા વિપુલભાઈ ગોરધનભાઈ
Kotadia Vipulbhai Gordhanbhai
જન્મ તારીખ / DOB : 18/10/1978
પુરુષ / Male

8902 8934 1838

મારો આધાર, મારી ઓળખ

NOTARY
NAME
J. K. TALA
AREA: RAJKOT (GUJ)
REG. NO. 13149/2017
Valid upto
19-02-2027

ભારતીય અનુલેખિત ઓળખાણ પ્રાધિકાર
Unique Identification Authority of India

શ્રેણી, તપસ સોસાયટી-1, નેર સબી
Bank, Nanamava Main Road,
Rajkot, Rajkot Sau Uni Area,
Gujarat, 360005

8902 8934 1838

1017

www.unicoin.gov.in

NOTARY
NAME
J. K. TALA
AREA: RAJKOT (GUJ)
REG. NO. 13149/2017
Valid upto
19-02-2027

Handwritten signature

8. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



[Signature]
Deponent

Verification

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

Verify by me at Rajkot on this 15th day of February, 2023.

Identify By
[Signature]
Jayesh D. Pansafa
(Advocate)
En. No. G/3555/2013
15/02/2023

[Signature]
Deponent



Solemnly affirmed before me by
Vipin Bhai...
who is Identified by Shri... *J. D. Pansafa*
Advocate who is personally known to
me on this... *15* day of... *Feb 23*

[Signature]
J. K. TALA
NOTARY (GOVT. OF INDIA)
RAJKOT.
15/02/23

SHREEJI ASSOCIATES

Letter of Authority

TO WHOMSOEVER IT MAY CONCERN

We (1) Mr. Vipulkumar Gordhanbhai Kotadia, residing at Shreeji, Tapas Society – 1, Near SBI Bank, Nanamava Main Road, Rajkot - 360005, (2) Mr. Zalawadiya Jitendra Harjibhai residing at Khodiyar Nivas, Bajrangvadi 14, near aakar complex, Bhomeshwar plot, Rajkot - 360006, (3) Mr. Sandip Hareshbhai Vasani, residing at Jeehit Park, Jamnagar Road, Near Madhapar Circle, Rajkot– 360006 , (4) Mrs. Ilaben Jitendrabhai Zalawadiya ,residing at Vishnu, Satyam Shivam Sundaram Society Steet No -5, Opp Amrut Dairy, Jamnagar Road, Rajkot - 360006, (5) Mrs. Poojaben Sandip Vasani , residing at, Jeehit Park, Jamnagar Road, Near Madhapar Circle, Rajkot– 360006 (6) Mrs. Darshita Vipulbhai Kotadia residing at Tapas Society – 1, Near SBI Bank, Nanamava Main Road, Rajkot - 360005, are partners of a partnership firm registered in the name of Shreeji Associates and are carrying on business of real estate development viz., buying and plotting of land, construction of flats, shops, offices, shopping centers, bungalows, etc. and selling and reselling of the same, demolishing already constructed property and rebuilding flats, offices, shops, shopping centers, bungalows, etc. on the same land, buying of old property and selling it after making necessary structural changes, and other such works on the terms and conditions contained in the Deed of Partnership dated 16-10-2016.

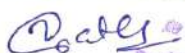
'SHREEJI', Block No. 21, Tapas Society – 1, Nana Mava Road, Rajkot – 360004.

WHEREAS we are not able to attend regularly to the business of the said partnership because of either our preoccupations or other reasons and we, Mr. Vipulkumar Gordhanbhai Kotadia, Mr. Zalawadiya Jitendra Harjibhai, Mr. Sandip Hareshbhai Vasani, Mrs. Ilaben Jitendrabhai Zalawadiya, Mrs. Poojaben Sandip Vasani, and Mrs. Darshita Vipulbhai Kotadia, full confidence in Mr. Vipulkumar Gordhanbhai Kotadia and Whereas we authorize **Mr. Vipulkumar Gordhanbhai Kotadia** to all the matters regarding Real Estate (Regulation and Development) Act, 2016 (herein after referred to as 'RERA') viz., registration of project, payment of statutory fees, presentation of all necessary documents to RERA Authorities on behalf of the firm and for that purpose to engage Chartered Accountant, tax consultants and other experts and provide such consultants with requisite information and documents required for the purpose of registration under RERA and its compliance.

And whereas we authorize **Mr. Vipulkumar Gordhanbhai Kotadia** make amendments to above mentioned documents as may be necessary in law, receive notices and other documents from the RERA department and to make appropriate replies to such notices/ queries, attend personal hearings in the matter of such notices or orders passed by the relevant officers and/or Appellate Authorities.

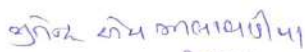
1. Mr. Vipulkumar Gordhanbhai Kotadia

Shreeji Associates


Partner

2. Mr. Zalawadiya Jitendra Harjibhai

Shreeji Associates


Partner

3. Mr. Sandip Hareishbhai Vasani

Shreeji Associates
Sandip Vasani
Partner

4. Mrs. Ilaben Jitendrabhai Zalawadiya

Shreeji Associates
ઝાલાવાડિયા દીપા જી
Partner

5. Mrs. Poojaben Sandip Vasani

Shreeji Associates
P.S. Vasani
Partner

6. Mrs. Darshita Vipulbhai Kotadia

Shreeji Associates
ડાર્શિતા વરિપુલભાઈ કોટડિયા
Partner



IN-GJ44172740459973V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300



Certificate No. : IN-GJ44172740459973V
Certificate Issued Date : 13-Apr-2023 10:16 AM
Account Reference : IMPACC (AC)/ gj13082211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1308221115276876027941V
Purchased by : VIPULBHAI GORDHANBHAI KOTADIA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : VIPULBHAI GORDHANBHAI KOTADIA
Second Party : Not Applicable
Stamp Duty Paid By : VIPULBHAI GORDHANBHAI KOTADIA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Register Serial No. 584/20-23
Date: 13 APR 2023

Notel.



IN-GJ44172740459973V

IE 0003179189

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સૂચના

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Affidavit Cum Declaration

Affidavit cum Declaration of **Mr. Vipulbhai Gordhanbhai Kotadiya**, duly authorized by **M/s. Shreeji Associates**, the promoter of project – **Saffron Aqua**, (to be constructed on Land admeasuring 510.92 sq. mts. of Plot No.60, Sub-plot No. 60/1 and 60/2 of Revenue Survey No. 12/P, Madhapar of Rajkot).

I, **Mr. Vipulbhai Gordhanbhai Kotadiya**, promoter of proposed, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of my 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 23.1.1 of new GDCR-2017.

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.

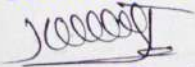
I also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

Place : Rajkot

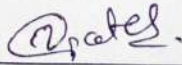
Date : 13/04/2023

Identify By



Jayesh D. Pansara
(Advocate)
En. No. G/3555/2013

13/04/2023


Mr. Vipulbhai Gordhanbhai Kotadiya



भारत सरकार
Government of India
कोटाडिया विपुलभाई गोर्धनभाई
Kotadia Vipulbhai Gordhanbhai
जन्म तिथि / DOB: 18/10/1978
पुरुष / Male

8902 8934 1838

મારો આધાર, મારી ઓળખ



ભારત સરકાર, બીજા નામ: પાલિકા
Unique Identification Authority of India
Address:
Shreeji, Tapas Society-1, Near SBI
Bank, Nanamava Main Road,
Rajkot, Rajkot San Uni Area,
Gujarat, 360005

8902 8934 1838

1847

www.uidai.gov.in

Patel

NOTARY
NAME: S. D. AJANI
AREA: RAJKOT (GUJ.)
REG. NO. 21052/2020
Valid upto 08-03-2025

NOTARIAL GOVT. OF INDIA NOTARIAL

NOTARY
NAME: S. D. AJANI
AREA: RAJKOT (GUJ.)
REG. NO. 21052/2020
Valid upto 08-03-2025

NOTARIAL GOVT. OF INDIA NOTARIAL

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NAME: S. D. AJANI
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NAME: S. D. AJANI
AREA: RAJKOT (GUJ.)
REG. NO. 21052/2020
Valid upto 08-03-2025

NOTARIAL GOVT. OF INDIA NOTARIAL

Page No. 29/2023
Serial No. 524
Receipt No. 524
Date 13 APR 2023

Solemnly affirmed before me, by
① VIPUL BHAI G. KOTADIA
who is Identified by Shri J. D. PARSARA
Advocate who is personally known to
me on this 13 day of APR 2023

Signature of S. D. AJANI

S. D. AJANI
NOTARY (GOVT. OF INDIA)
RAJKOT.



IN-GJ44172411188251V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ44172411188251V
Certificate Issued Date : 13-Apr-2023 10:16 AM
Account Reference : IMPACC (AC)/ gj13082211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1308221115274553398697V
Purchased by : VIPULBHAI GORDHANBHAI KOTADIA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero) Register Serial No. 525 120.83
Date : 13 APR 2023
First Party : VIPULBHAI GORDHANBHAI KOTADIA
Second Party : Not Applicable
Stamp Duty Paid By : VIPULBHAI GORDHANBHAI KOTADIA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Q. Patel



IN-GJ44172411188251V

IE 0003179188

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સૂચના

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- 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 પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



Affidavit cum Declaration of **Mr. Vipulbhai Gordhanbhai Kotadiya**, duly authorized by **M/s. Shreeji Associates**, the promoter of project - **Saffron Aqua**, (to be constructed on Land admeasuring 510.92 sq. mts. of Plot No.60, Sub-plot No. 60/1 and 60/2 of Revenue Survey No. 12/P, Madhapar of Rajkot).

I, **Vipulbhai Gordhanbhai Kotadiya**, duly authorized by **M/s. Shreeji Associates**, the promoter of project - **Saffron Aqua**, do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration for my above mentioned project.

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 Mrs. Khushboo Harin Bhayani is showing RERA carpet area, which is true and correct according to the best of my knowledge. Also, the engineer has prepared a plan showing carpet area calculated as per RERA.

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 am bound to pay the same.

Place : Rajkot

Date : 13/04/2023

Identify By

Jayesh D. Pansara

Jayesh D. Pansara
(Advocate)

En. No. G/3555/2013

13/04/2023

Vipulbhai
Mr. Vipulbhai Gordhanbhai Kotadiya



ભારત સરકાર
Government of India

કોટડિયા વિપુલભાઈ ગોરધાનભાઈ
Kotadia Vipulbhai Gordhanbhai
જન્મ તારીખ / DOB : 18/10/1978
પુરુષ / Male

8902 8934 1838

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Unique Identification Authority of India

Address:
Shreeji, Tapas Society-1, Near SBI
Bank, Nanamava Main Road,
Rajkot, Rajkot San Uni Area,
Gujarat, 360005

8902 8934 1838

Deed.

NOTARY
S. D. AJANI
AREA: RAJKOT (GUJ.)
REG. NO. 21032/2020
Valid upto
08-03-2025

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Date 13 APR 2023

Solemnly affirmed before me by
U. V. P. BHAI & KOTADIA
who is Identified by Shri S. D. PARSARA
Advocate who is personally known to
me on this 13... day of APR. 2023

S. D. AJANI
NOTARY (GOVT. OF INDIA)
RAJKOT.