

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Serial No. 1680 / 2022

IN-GJ94428052033199U

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

24-Jan-2022 12:31 PM

IMPACC (SV)/ gj13309704/ GULBAI TEKRA/ GJ-AH

SUBIN-GJGJ1330970422242994127717U

24 JAN 2022

SUNILKUMAR JAIN

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

AFFIDAVIT

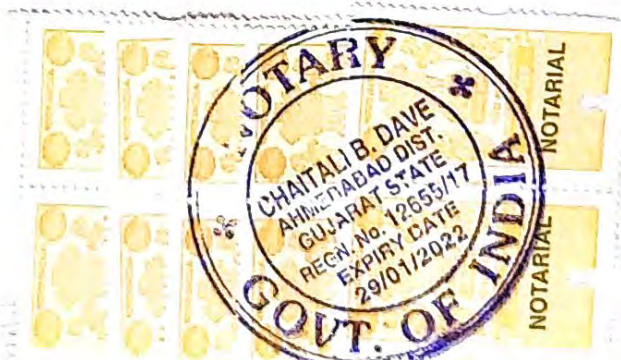
0
(Zero)

SUNILKUMAR JAIN

VAIBHAVLAXMI CONSTRUCTION COMPANY PVT LTD

SUNILKUMAR JAIN

300
(Three Hundred only)



0031044090

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. in case of any discrepancy please inform the Competent Authority

Form B

Rules 3(4) of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

Affidavit cum Declaration

Affidavit cum declaration of Mr. Sunilkumar Jain duly authorised by M/s. Vaibhavluxmi Construction Company Private Limited, the promoter of the proposed project "Vaibhavluxmi Parisar", vide its authorization dated 15th May, 2021;

I, Mr. Sunilkumar Jain duly authorised by M/s. Vaibhavluxmi Construction Company Private Limited, the promoter of the proposed project "Vaibhavluxmi Parisar" do hereby solemnly declare, undertake and state as under That:

1. We have a legal title to the land on which the development of the project "Vaibhavluxmi Parisar" is to be carried out.
2. The said land is mortgaged as a security in Equitas Small Finance Bank Limited towards a facility of project finance of Rs. 5 Crore obtained from Equitas Small Finance Bank Limited and the said mortgage is registered vide document number 13 of year 2022 in the office of Sub Registrar, Ahmedabad-11 (Aslali)..
3. The time period within which the project shall be completed by us is 31st December, 2026.
4. Seventy percent of the amounts realized by 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. 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 account 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. 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.

For, Vaibhavluxmi Construction Company Private Limited



Verification

Signature
Mr. Sunilkumar Jain
Deponent

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

Verified by Me Mr. Sunilkumar Jain on this 24th day of January 2022.

For, Vaibhavluxmi Construction Company Private Limited

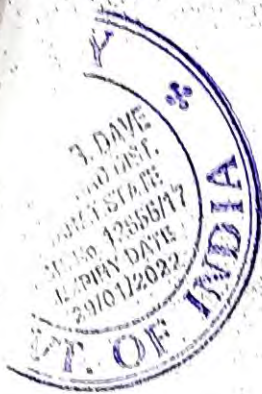
Signature
Mr. Sunilkumar Jain
Deponent



SOLEMNLY AFFIRMED
BEFORE ME

Signature
CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

24 JAN 2022



સુનિલકુમાર માધવભાઈ
સુનિલકુમાર માધવભાઈ
ગુજરાત રાજ્ય, અમદાવાદ જિલ્લો
પુરુષ / MALE
6559 8999 8321

આધાર-સામાન્ય માહિતીનો અધિકાર



સરનામું :

બી-24, આંગણ વીલા, સરેજા ઘર
રાસ્ટા, સરેજા, અમદાવાદ, ગુજરાત
પિન્કોડ - 382425

Address:

B-24, Angan Villa, Sareja Ghar
Rasta, Sareja, Ahmedabad, Gujarat
382425



1800-300-1947

helpline@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

THE AHMEDABAD MERCHANTILE

CO-OP BANK LTD.

CHHANNAGAR BRANCH

AHMEDABAD 380004

No. GUJ/505/AUTH/AV/1400/2010

DIRECT



STAMP DUTY

00000

SPECIAL ADHESIVE

Rs 0000300

21.5.2021

365549

GUJARAT

Zero-Zero-Zero-Zero-ThreeZero-Zero

Sr. No. : B/2021/2021

RAJENDRA R. SHAH
NOTARY
GOVT. OF GUJARAT

21 MAY 2021



Form B

Rules 3 (4) of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

Affidavit cum Declaration

Affidavit cum declaration of Mr. Sunilkumar Jain duly authorised by M/s. Vaibhavlaxmi Construction Company Private Limited, the promoter of the proposed project "VaibhavlaxmiParisar", vide its authorization dated 15th May, 2021;

I, Mr. Sunilkumar Jain duly authorised by M/s. Vaibhavlaxmi Construction Company Private Limited, the promoter of the proposed project "VaibhavlaxmiParisar" do hereby solemnly declare, undertake and state as under That:

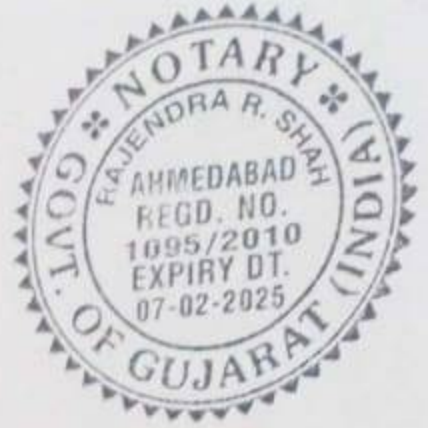
1. We have a legal title to the land on which the development of the project "VaibhavlaxmiParisar" is to be carried out.
2. The land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31st December, 2026.



4. Seventy percent of the amounts realized by 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. 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 account 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. 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.

For, Vaibhavlaxmi Construction Company Private Limited

Mr. Sunilkumar Jain
Deponent



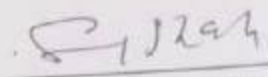
Verification

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

Verified by Me Mr. Sunilkumar Jain on this 21st day of May, 2021.

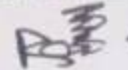
For, Vaibhavlaxmi Construction Company Private Limited




Mr. Sunilkumar Jain
Deponent

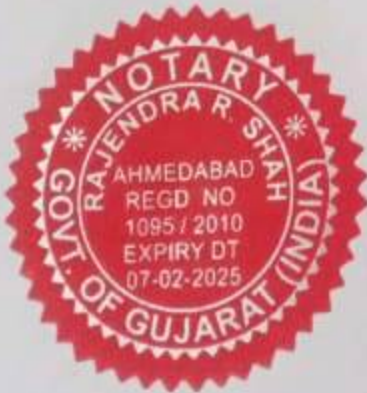


SOLEMNLY AFFIRMED
BEFORE ME



RAJENDRA R. SHAH
NOTARY
GOVT. OF GUJARAT

21 MAY 2021





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નામીકરણ ક્રમ સંખ્યા/Enrolment No.: 2189/95359/00008

Download Date: 25/05/2017
Generation Date: 10/03/2017

To
જૈન સુનિલકુમાર માધવલલ
Jain Sunilkumar Madhavlal
B-24
Aangan Villa
Bareja Char Rasta
Bareja
Ahmadabad Bareja
Gujarat - 382425
9824032400

Validity: unknown



તમારો આધાર નંબર / Your Aadhaar No.:

6559 8999 8321

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



જૈન સુનિલકુમાર માધવલલ
Jain Sunilkumar Madhavlal
જન્મ તારીખ/ DOB: 12/01/1978
પુરુષ / MALE



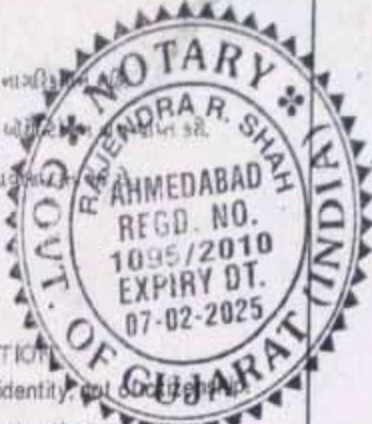
6559 8999 8321

મારો આધાર, મારી ઓળખ



સૂચના

- આધાર ઓળખાણ પ્રમાણ છે, નાગરિકતા નથી.
- ઓળખાણ પ્રમાણ બોમ્બલઈન બોમ્બલઈન કરે.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ છે.



INFORMATION

- Aadhaar is a proof of identity, not a document.
- To establish identity, authenticate online.
- This is electronically generated letter.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો ત્વાલ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું:
બી-24, આંગન વિલા, બારેજા
ચાર રસ્તા, બારેજા, અમદાવાદ,
ગુજરાત - 382425

Address:
B-24, Aangan Villa, Bareja Char
Rasta, Bareja, Ahmadabad,
Gujarat - 382425

6559 8999 8321

1947

http://uidai.gov.in

www.uidai.gov.in



Vaibhavlaxmi Construction Company Pvt. Ltd.

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE DIRECTORS OF M/S. VAIBHAVLAXMI CONSTRUCTION COMPANY PRIVATE LIMITED IN THEIR MEETING HELD ON 15th MAY 2021 AT THE REGISTERED OFFICE OF THE COMPANY.

=====

Authority to Mr. Sunilkumar Jain to register the project with Guj Rera Authority

The Directors were apprised about the project **Vaibhavlaxmi Parisar** being undertaken by the Company. In order to register the said project with Guj Rera Authority, Board has to appoint any director who will deal with Guj Rera Authority for registration of Project. The directors discussed the same internally and decided to authorise Mr. Sunilkumar Jain to appoint as an Authorised Signatory and Project head of the said project and passed following resolution:

“**RESOLVED THAT** pursuant to applicable provisions of the Companies Act of the company, the consent of all the directors is being accorded to appoint Mr. Sunilkumar Jain, director of the company as an authorised signatory and project head for the project Vaibhavlaxmi Parisar.

Resolved Further That Mr. Sunilkumar Jain, director of the company is also authorised to provide details, sign and submit all documents, represent and to do all the necessary things to obtain registration of the project with GUJ RERA and all other statutory authorities for project.

For, Vaibhavlaxmi Construction Company Private Limited

1. Mr. Sunilkumar Jain

2. Mrs. Ratnamala Jain

FOR, VAIBHAVLAXMI CONSTRUCTION
COMPANY PVT. LTD.

DIRECTOR(S) / A.S.