



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ55069260425448U

Certificate Issued Date : 05-Nov-2022 03:14 PM

Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1313440438938775504312U

Purchased by : TEJAS KANUBHAI SONI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : FORM B

Consideration Price (Rs.) : 0
(Zero)

First Party : TEJAS KANUBHAI SONI

Second Party : Not Applicable

Stamp Duty Paid By : TEJAS KANUBHAI SONI

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

Regd. No.: 8199

Date: 05/11/2022



IN-GJ55069260425448U

JD 0023322294

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- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- 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 "ઈસ્ટેમ્પિંગ" 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./Ms. **Mr. Tejas Kanubhai Soni** promoter /duly authorized by the promoter of **M/s. Shaniraj Developers** (Name of proposed project), "MARUTI NANDAN RESIDENCY" vide its/his/her/their authorization dated : 05-11-2022

I, Mr. Tejas Kanubhai Soni promoter/duly authorized by the promoter of M/S Orison Infra (Name of the proposed project) do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of "MARUTI NANDAN RESIDENCY" (Name of the proposed project) is proposed;

OR

- (1) Chirag Jayantibhai Pathak (2) Hitesh Chandulal Gajjar (3) Chirag Vijaybhai Pathak (4) Nilesh Kantilal Gajjar (5) Jayendrakumar Kantilal Gajjar and Nilesh Kantilal Gajjar (6) Jayendrakumar Kantilal Gajjar and Nilesh Kantilal Gajjar and Hitesh Chandulal Gajjar (7) Nilesh Kantilal Gajjar and Hitesh Chandulal Gajjar and Jayendra Kantilal Gajjar and Punitaben Kantilal Gajjar S/O Wife Of Mahendra Gajjar and Manjulaben Kantilal Gajjar (8) Jayendrakumar Kantilal Gajjar (9) Hitesh Chandulal Gajjar have/has a legal title to the land on which the development of "MARUTI NANDAN RESIDENCY" (Name 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.

2. the said land is free from all encumbrances.

OR

details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is 31-12-2027.
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

For **SHANIRAJ DEVELOPERS**

T.K. Soni

PARTNER

PARTNER

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.

For SHANIRAJ DEVELOPERS

TK. SONI

PARTNER

PARTNER

Deponent

Mr. Tejas Kanubhai Soni Partner of M/s. Shaniraj Developers

Verification

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

Verify by me at 05 on this November day of 2022

Mr. Tejas Kanubhai Soni Partner of M/s. Shaniraj Developers

For SHANIRAJ DEVELOPERS

TK. SONI

PARTNER

PARTNER

Deponent



BEFORE ME
A. B. Tripathi
A. B. TRIPATHI
NOTARY (Govt. of India)



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

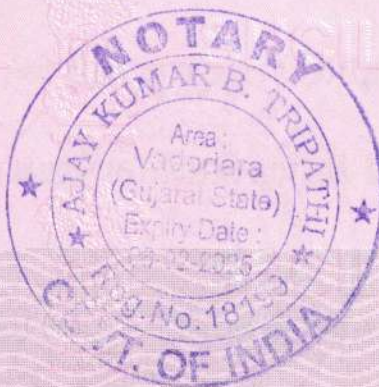
Certificate No. : IN-GJ55067766088201U
Certificate Issued Date : 05-Nov-2022 03:12 PM
Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313440438936390606442U
Purchased by : TEJAS KANUBHAI SONI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : TEJAS KANUBHAI SONI
Second Party : Not Applicable
Stamp Duty Paid By : TEJAS KANUBHAI SONI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 8200

Date: 05/11/2022



₹300



IN-GJ55067766088201U

JD 0023322293

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



Affidavit Cum Declaration

Affidavit cum declaration of Mr. Tejas Kanubhai Soni Authorised signatory of (firm name) Shaniraj Developers for the project (project name) Maruti Nandan Residency situated at (project address) Pahelu Faliyu, Nr. Ranchhodji Mandir, Nizampura, Vadodara-390002

I/We Tejas Kanubhai Soni 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.



For **SHANIRAJ DEVELOPERS**

T/K. Soni

PARTNER

PARTNER

Deponent

BEFORE ME

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



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

Certificate No. : IN-GJ55070346421339U
Certificate Issued Date : 05-Nov-2022 03:15 PM
Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313440438941590145933U
Purchased by : TEJAS KANUBHAI SONI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : TEJAS KANUBHAI SONI
Second Party : Not Applicable
Stamp Duty Paid By : TEJAS KANUBHAI SONI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No. 8201

Date: 05/11/2022



IN-GJ55070346421339U

JD 0023322295

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સૂચના

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Affidavit

Affidavit cum declaration of Mr. Tejas Kanubhai Soni Promoter/Duty authorized Signatory of Orison Infra For Project Maruti Nandan Residency at Pahelu Faliyu, Nr-Ranchhodji Mandir, Nizampura, Vadodara-390002

I **Tejas Kanubhai Soni** authorized Signatory by the Promoter **Shaniraj Developers** (Project: **Maruti Nandan Residency**) do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide acknowledgement No. _____ for may above mentioned Project

In the submitted plan (approved by competent authority are not showing RERA Carpet area But the from-3 Submitted by me as prepared by chartered accountant Mr. Nitin H Lakhmani is showing RERA Carpet area, with is true & correct according to my best knowledge

I am aware that form mandatory to pay RERA registration Fess as per carpet area vide notification no-GH/V/116of 2019/RAR-102018-1005-L Date 30-10-2019 if any shortfall remains in fees as per form-3 carpet area calcution I/We are bound to pay the same

BLOCK TYPE	FLAT/ BUNGLOW/ OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY
TOWER A FALTS	101	Residential	26.51	0.00
TOWER A FALTS	102	Residential	26.51	0.00
TOWER A FALTS	103	Residential	26.13	0.00
TOWER A FALTS	104	Residential	26.13	0.00
TOWER A FALTS	201	Residential	26.51	0.00
TOWER A FALTS	202	Residential	26.51	0.00
TOWER A FALTS	203	Residential	26.13	0.00
TOWER A FALTS	204	Residential	26.13	0.00
TOWER A FALTS	301	Residential	26.51	0.00
TOWER A FALTS	302	Residential	26.51	0.00
TOWER A FALTS	303	Residential	26.13	0.00
TOWER A FALTS	304	Residential	26.13	0.00
			315.84	0.00

For **SHANIRAJ DEVELOPERS**

TK. Soni

PARTNER

PARTNER



BLOCK TYPE	FLAT/ BUNGLOW/ OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY
TOWER A FALTS	401	Residential	26.51	0.00
TOWER A FALTS	402	Residential	26.51	0.00
TOWER A FALTS	403	Residential	26.13	0.00
TOWER A FALTS	404	Residential	26.13	0.00
TOWER A FALTS	501	Residential	25.27	0.00
TOWER A FALTS	502	Residential	25.27	0.00
TOWER A FALTS	503	Residential	24.89	0.00
TOWER A FALTS	504	Residential	24.89	0.00
TOWER B FALTS	101	Residential	25.37	0.00
TOWER B FALTS	102	Residential	25.16	0.00
TOWER B FALTS	103	Residential	25.16	0.00
TOWER B FALTS	104	Residential	25.37	0.00
TOWER B FALTS	201	Residential	25.37	0.00
TOWER B FALTS	202	Residential	25.16	0.00
TOWER B FALTS	203	Residential	25.16	0.00
TOWER B FALTS	204	Residential	25.37	0.00
TOWER B FALTS	301	Residential	25.37	0.00
TOWER B FALTS	302	Residential	25.16	0.00
TOWER B FALTS	303	Residential	25.16	0.00
TOWER B FALTS	304	Residential	25.37	0.00
TOWER B FALTS	401	Residential	25.37	0.00
TOWER B FALTS	402	Residential	25.16	0.00
TOWER B FALTS	403	Residential	25.16	0.00
TOWER B FALTS	404	Residential	25.37	0.00
TOWER B FALTS	501	Residential	25.28	0.00
TOWER B FALTS	502	Residential	25.07	0.00
TOWER B FALTS	503	Residential	25.07	0.00
TOWER B FALTS	504	Residential	25.28	0.00
			1026.38	0.00



BEFORE ME

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



For SHANIRAJ DEVELOPERS
TH. Somi
PARTNER
PARTNER