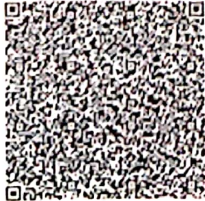




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ48958708497226U
Certificate Issued Date : 27-Apr-2022 04:47 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLNIM0673/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJCSCEG0729879708583887U
Purchased by : URBAN HOUSE REALTORS LLP
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : URBAN HOUSE REALTORS LLP
Second Party : GUJARAT RERA
Stamp Duty Paid By : URBAN HOUSE REALTORS LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0035046241

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using a Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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'

(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. PRASHANT JAYANTIBHAI DESAI duly authorized by the promoter of URBAN HOUSE REALTORS LLP for the project SHIVAM ETERNITY, vide its authorization dated 27/04/2022.

I, MR. PRASHANT JAYANTIBHAI DESAI duly authorized by the promoter of URBAN HOUSE REALTORS LLP for the project SHIVAM ETERNITY do hereby solemnly declare, undertake and state as under that;

1. URBAN HOUSE REALTORS LLP has a legal title to the land on which the development of SHIVAM ETERNITY 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, 2030.
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. PRASHANT JAYANTIBHAI DESAI

Authorized Signatory of
M/s. URBAN HOUSE REALTORS 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 27th day of April, 2022.



1) MR. PRASHANT JAYANTIBHAI DESAI

Authorized Signatory of

M/s. URBAN HOUSE REALTORS LLP,

A Limited Liability Partnership

IDENTIFIED BY ME

8347330000
Brijesh S. Yadav

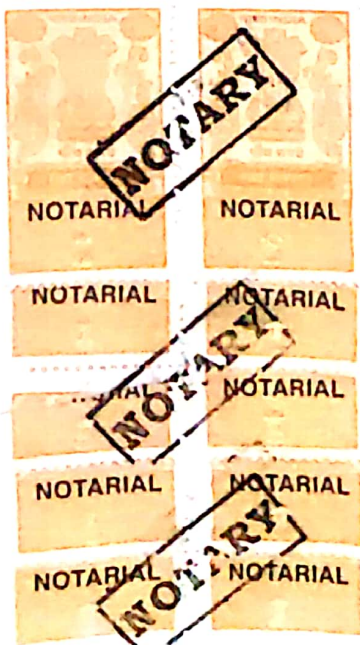


Solemnly affirmed before me by
Mr./Mrs./Miss. Prashant, J. Desai
of chula who has been
identified by Shri Brijesh
yadav of vapi
to whom I know personally.

SHAILESH N. MEHTA

ADVOCATE & NOTARY

Shop No. 12, Kamp & Corner,
Adjacent to Hotel Galaxy, Koparli Road,
G.I.D.C., VAPI-396 195-Gujarat State.
Cell No. 09825142758, Tel. 0260-2430835.



Book No. 02
Page No. 28
Serial No. 1171
Date 27-04-2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRASHANT DESAI

JAYANTHIBHAI BHAGWANJI DESAI

07/08/1975

Permanent Account Number

ANCPD4590P

Signature



07022003



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ48959869580971U
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Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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Statutory Alert:

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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.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. PRASHANT JAYANTIBHAI DESAI authorised signatory of URBAN HOUSE REALTORS LLP for the project SHIVAM ETERNITY situated at Survey No. 1274 and 3533, Opp. Big Bazar, Kevdi Falia Road, Chala, Vapi.

I, MR. PRASHANT JAYANTIBHAI DESAI authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

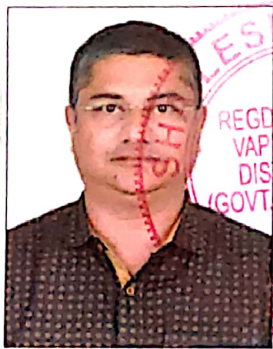
I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak Well would be provided in accordance with (IS 2470). The Provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR – 2017. OR

Our Project SHIVAM ETERNITY is in the VAPI NAGAR PALIKA 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 NAGAR PALIKA 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.



Prashant

1) MR. PRASHANT JAYANTIBHAI DESAI

Authorized Signatory of

M/s. URBAN HOUSE REALTORS LLP,

A Limited Liability Partnership

IDENTIFIED BY ME

Prashant
8347330000
Brijesh S. Yadav

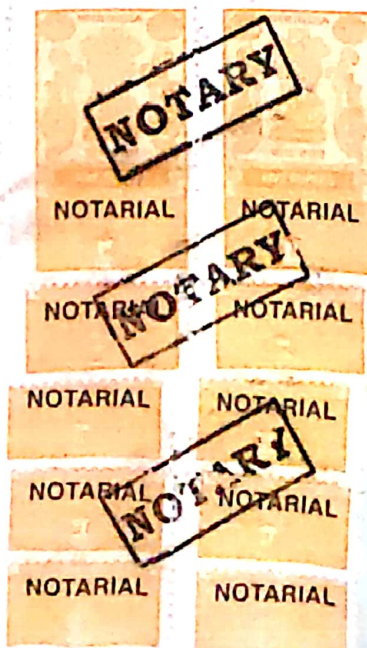


Solemnly affirmed before me by Mr./Mrs./Miss. Prashant. J. Desai of chelu who has been identified by Shri Brijesh yadav of vapi to whom I know personally.

Shailesh N. Mehta

SHAILESH N. MEHTA
ADVOCATE & NOTARY

Shop No. 12, Karaj Corner,
Adjacent to Hotel Galaxy, Koparli Road,
G.I.D.C., VAPI-396 195-Gujarat State.
Cell No. 09825142758, Tel. 0260-2430835.



02
27
1170
Date 27-04-2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRASHANT DESAI

JAYANTHIBHAI BHAGWANJI DESAI

07/08/1975

Permanent Account Number

ANCPD4590P

Signature



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H.N. M.
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L. U. S. RA
OTA

URBAN HOUSE REALTORS LLP

Site Add.: S.No.1274 & 3533, Kevdi Falia Road, Opp. Big Bazar, Chala, Vapi-396191.

**Office Add: Shop No.101/102, A-1 Building, 1st Floor, Shivam Valley, Near Evergreen Party
Plot, Tal. Umbergaon, Bhilad, Valsad, Gujarat-396105. GST No. 24AAGFU6201R1ZU**

=====

POWER OF AUTHORITY

TO WHOM SOEVER THIS MAY CONCERN

We The Undersigned All Partners of the URBAN HOUSE REALTORS LLP hereby give the Authority of Signature and all other necessary work related to the RERA matter for the project called SHIVAM ETERNITY which is situated at Survey No. 1274 & 3533, Village Chala, Vapi to the MR. PRASHANT JAYANTIBHAI DESAI One of the Partner of the URBAN HOUSE REALTORS LLP from the Dated 27th Day of April, 2022.

We the all partners don't have any obligation for the said authority, all works performed by the MR. PRASHANT JAYANTIBHAI DESAI are bound for the URBAN HOUSE REALTORS LLP a Partnership Firm.

Partners Giving Authority: -



D. Tank

1. MR. DINESHBHAI DAMJIBHAI TANK



Himle

2. MR. ROHIT NATVARLAL YAGNIK



J. J. Thosani

3. MR. VIJAY JAYSUKHLAL THOSANI



P. D. Tank

4. MR. PRAKASHBHAI DAMJIBHAI TANK



E. Karadiya

5. MR. NITIN SUBHASHBHAI KORADIYA



Dalsaniya R.N

6. MR. RAJNIKANT NATHABHAI DALSANIYA

I, the undersigned MR. PRASHANT JAYANTIBHAI DESAI accepted the said Authority.



Desai

MR. PRASHANT JAYANTIBHAI DESAI