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INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

2774
30/8/19
Date

Certificate No. : IN-GJ19764104371896R
Certificate Issued Date : 30-Aug-2019 02:07 PM
Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1082913109905217R
Purchased by : YOGI KRUPA DEVELOPERS
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION FORM B2
Consideration Price (Rs.) : 0
(Zero)
First Party : YOGI KRUPA DEVELOPERS
Second Party : SAMIRKUMAR JAGDISHCHANDRA THAKKAR
Stamp Duty Paid By : YOGI KRUPA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



0000238021

Statutory Alert:
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FORM 'B'

[See rule 3(4)]

**DECLARATION, SUPPOERTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum declaration of Mr. / Ms. **SAMIRKUMAR JAGDISHCHANDRA THAKKAR**, Promoter of project / duly authorized by promoter **YOGIKRUPA DEVELOPERS** of the Project Name: **SHREE AKSHAR ADHWAIT C.S. / R.S/Block No. 32, O.P. No. NA, F.P. No. NA** Area of Plot: **30250(Sq.Mt.), paiki 2059.49 sqmtr**, T.P. Scheme No NA, Village Name. **PAVLEPUR**, Taluka. Waghodia Dist. **VADODARA**, Authority Name. **SAMIRKUMAR JAGDISHCHANDRA THAKKAR**, District. **VADODARA**, Vide Its / his/ their Authorized Dated: **SAMIRKUMAR JAGDISHCHANDRA THAKKAR**.

For YOGI KRUPA DEVELOPERS

[Signature]
PARTNER

Affidavit cum Declaration of Mr./Ms. **SAMIRKUMAR JAGDISHCHANDRA THAKKAR** Promoter of the proposed project/ duly authorized by the promoter **YOGIKRUPA DEVELOPERS** of the proposed project, vide its/his/their authorization dated 30-08-2019;

I, **SAMIRKUMAR JAGDISHCHANDRA THAKKAR** Promoter of the proposed project/ duly authorized by the promoter **YOGIKRUPA DEVELOPERS** of the proposed project do hereby solemnly declare, undertake and state as under:

1. **YOGIKRUPA DEVELOPERS** have / has legal title or the land on which the development or 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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2022.
4. That seventy percentage of amount 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from separate account, to cover the cost of the project shall be withdrawn in portion to the 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 chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter 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 that audit that the amount collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For **YOGIKRUPA DEVELOPERS**

[Signature]
PARTNER



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

For YOGI KRUPA DEVELOPERS

[Signature]
PARTNER

SAMIRKUMAR JAGDISHCHANDRA THAKKAR

[Signature]
Deponent

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at _____ on this _____ day of _____.

For YOGI KRUPA DEVELOPERS

[Signature]
PARTNER

SAMIRKUMAR JAGDISHCHANDRA THAKKAR

[Signature]

Deponent

BEFORE ME

[Signature]
RAMESH B. MEHTA
NOTARY (Govt. of India)
30/8/19





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INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. 2226
Date 30/8/19

Certificate No. : IN-GJ19763805225767R

Certificate Issued Date : 30-Aug-2019 02:06 PM

Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1082911755408556R

Purchased by : YOGI KRUPA DEVELOPERS

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

Description : DECLARATION FORM B1

Consideration Price (Rs.) : 0
(Zero)

First Party : YOGI KRUPA DEVELOPERS

Second Party : SAMIRKUMAR JAGDISHCHANDRA THAKKAR

Stamp Duty Paid By : YOGI KRUPA DEVELOPERS

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



SR 0000238019

Statutory Alert:

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FORM B-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Mr.SAMIRKUMAR JAGDISHCHANDRA THAKKAR promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30-08-2019;

I,SAMIRKUMAR JAGDISHCHANDRA THAKKAR promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with ATULBHAI ARVINDBHAI PATEL(Name of the project land owner(s)/lessor(s)) by way of registered development agreement, Registered on date 07-09-2012 at sub Registrar office VADODARA to develop the land bearing survey No/F P No/Block No 32 of vadodara Village/city(said land);

For YOGI KIRUPA DEVELOPERS

Yogi Kirupa
PARTNER

2. That ATULBHAI ARVINDBHAI PATEL (Name of the project land owner(s)/lessor(s)) have/has a legal title to the land on which the development 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I/we will abide by all the conditions of the Development agreement and fulfill all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis
4. That, I/we will be liable for fulfillment of my/our obligations under the Act towards the Allottees of the units/apartments.

For YOGI KHOPA DEVELOPERS

[Signature]
PARTNER

[Signature]
SAMIRKUMAR JAGDISHCHANDRA THAKKAR

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 _____ on this _____ day of _____.

[Signature]
SAMIRKUMAR JAGDISHCHANDRA THAKKAR

Deponent

For YOGI KHOPA DEVELOPERS

[Signature]
PARTNER

BEFORE ME

[Signature]
RAMESH B. MEHTA
NOTARY (Govt. of India)

36/8/19





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INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd. 2995
Date. 30.9.19

Certificate No. : IN-GJ24129254422683R

Certificate Issued Date : 30-Sep-2019 04:41 PM

Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1091042000684706R

Purchased by : YOGI KRUPA DEVELOPERS

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

Description : B 2 DECLARATION

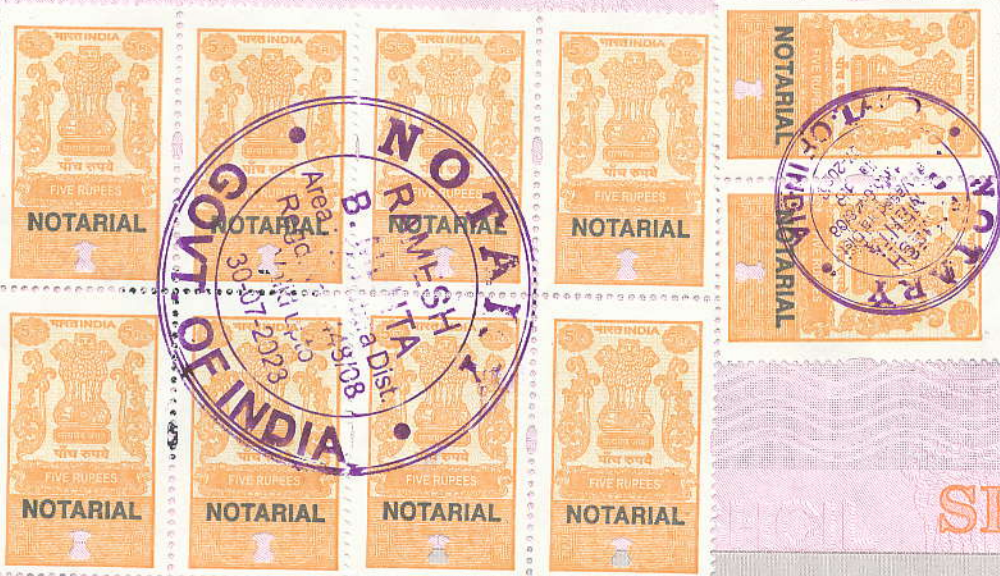
Consideration Price (Rs.) : 0
(Zero)

First Party : YOGI KRUPA DEVELOPERS

Second Party : SAMIRKUMAR JAGDISHCHANDRA THAKKAR

Stamp Duty Paid By : YOGI KRUPA DEVELOPERS

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



SR 0000221046

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.

FORM B-2

- C. That, we will abide by all the conditions of the Development and fulfill all our obligations under the said agreement, specifically the obligation of Transfer of title to the Allottees of the apartment and/or association of Allottees of the project in accordance with the provisions of section 17 of the RERA Act.
- D. That, we undertake to sign and execute all the documents necessary for conveyance/Transfer of the apartment to the Allottees(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangement by way of registered development agreement between the undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of Allottees of project.

Deponent 1) SAMIRKUMAR THAKKAR

2) ATULBHAI PATEL

Verification **PARTNER**

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 _____ on this _____ day of _____.

Deponent 1) SAMIRKUMAR THAKKAR

2) ATULBHAI PATEL

PARTNER



ATTESTED

RAMESH B. MEHTA
NOTARY (Govt. of India)

30.9.19



INDIA NON JUDICIAL
Government of Gujarat



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Certificate of Stamp Duty

Rs.
100

Regd. 2775
Date 30/8/19

Certificate No. : IN-GJ19764005307549R
Certificate Issued Date : 30-Aug-2019 02:08 PM
Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1082913287637876R
Purchased by : YOGI KRUPA DEVELOPERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : YOGI KRUPA DEVELOPERS
Second Party : NA
Stamp Duty Paid By : YOGI KRUPA DEVELOPERS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Statutory Alert:

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

SR 0000238022

Affidavit cum Declaration

Affidavit cum declaration of **Mr. SAMIRKUMAR JAGDISHCHANDRA THAKKAR** Authorized Signatory of **YOGIKRUPA DEVELOPERS** for the project **SHREE AKSHAR ADHWAIT** situated at Opp. Gayatri Mandir, Khatamba, Vadodara-Waghodiya Road, and Vadodara

I **SAMIRKUMAR JAGDISHCHANDRA THAKKAR** 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.

Deponent:

For **YOGI KRUPA DEVELOPERS**

[Signature]
PARTNER

SAMIRKUMAR JAGDISHCHANDRA THAKKAR



BEFORE ME

[Signature]
RAMESH B. MEHTA
NOTARY (Govt. of India)

30/8/19



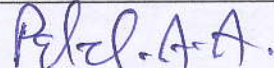
AUTHORITY LETTER

We the partners of YOGIKRUPA DEVELOPERS, having principal place of business at SHREE AKSHAR ADHWAIT city VADODARA state GUJARAT do hereby authorized shri.SAMIRKUMAR JAGDISHCHANDRA THAKKAR to represent us for any compliance related to RERA.

Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Date:30-08-2019.

Place: VADODARA

<u>Name of Partners</u>	<u>Signature</u>
SAMIRKUMAR JAGDISHCHANDRA THAKKAR	
KAMLESHBHAI ARVINDBHAI PATEL	
ATULBHAI ARVINDBHAI PATEL	



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INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ28939220189308R

Certificate Issued Date : 18-Oct-2019 03:53 PM

Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1000261412673240R

Purchased by : SAMIRKUMAR J THAKKAR

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : SAMIRKUMAR J THAKKAR

Second Party : NA

Stamp Duty Paid By : SAMIRKUMAR J THAKKAR

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

Reg. No. 18005
Date 18/10/19



SR 0004540721

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

Affidavit

Affidavit cum declaration of Mr. **SAMIRKUMAR J THAKKAR** promoter/ duly authorized signatory of **YOGIKRUPA DEVELOPERS** for project **SHREE AKSHAR ADHWAIT** at TP NO: NA, F.P. No.NA, Block/Survey no **32**, Moje **PAVLEPUR** Ta. **Vadodara** Dist. **Vadodara**

I **SAMIRKUMAR J THAKKAR** authorized Signatory by the promoter **YOGIKRUPA DEVELOPERS** do hereby solemnly declare undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No **PR/VADODARA/VADODARA/GANDHINAGAR TPO/190912/008079** for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet areas. But the form - 3 submitted by me as prepared by chartered accountant Mr. **CA RONAK MAJMUDAR** 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.



For YOGI KRUPA DEVELOPERS
S. Thakkar
PARTNER

Promoter

YOGIKRUPA DEVELOPERS



SOLEMNLY AFFIRMED
BEFORE ME

18/11/19
(M.G.DYER)
NOTARY
(GOVT. OF INDIA)