

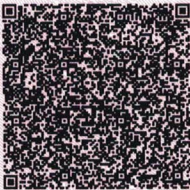
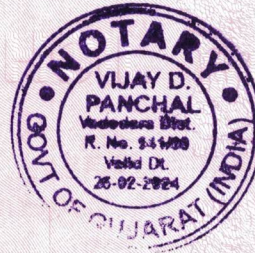


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. **3478**
Date: **15/05/2021**

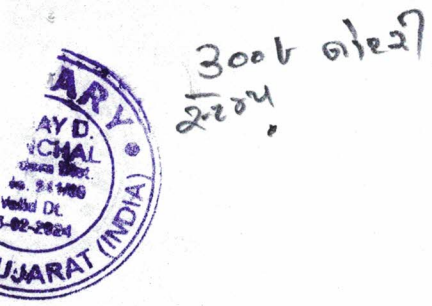
Certificate No. : **IN-GJ48933249104235T**
Certificate Issued Date : **15-May-2021 10:45 AM**
Account Reference : **IMPACC (AC)/ gj13271411/ BARODA/ GJ-BA**
Unique Doc. Reference : **SUBIN-GJGJ1327141133741186142508T**
Purchased by : **JIGNESH GIRISHBHAI MULANI**
Description of Document : **Article 5(h) Agreement (not otherwise provided for)**
Description : **AFFIDAVIT CUM DECLARATION**
Consideration Price (Rs.) : **0**
(Zero)
First Party : **SHIV ENTERPRISE**
Second Party : **Not Applicable**
Stamp Duty Paid By : **SHIV ENTERPRISE**
Stamp Duty Amount(Rs.) : **300**
(Three Hundred only)



LB 0021003878

Statutory Alert:

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'
[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.Jignesh Girishbhai Mulani** partner of **M/s.Shiv Enterprise (Promoter)** promoter of the proposed project /duly authorized by the promoter of the Project Name: **Shivaay Luxuria** bearing **RS No.233/3** Area of Plot **3703.00** (Sq. Mt.), T.P. Scheme No. 46 Village Name: **Chhani** Taluka: **Vadodara**, Authority Name: **VMC**, District: **Vadodara**, vide its/his/their authorization dated **18/03/2021**.

I, **Mr.Jignesh Girishbhai Mulani** Promoter of the above proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/we have a legal title to the land on which the development of **Shivaay Luxuria** is proposed;

OR

That the promoter **M/s.Shiv Enterprise** have a legal title to the land on which the development of **Shivaay Luxuria** 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.

OR

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



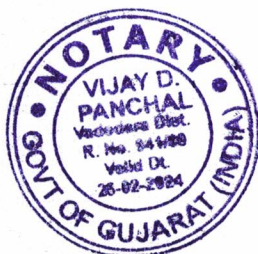


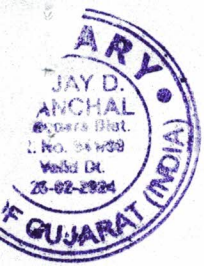
3. That the time period within which the project shall be completed by the promoter is upto **31/03/2026**.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That 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. That 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. That the promoter 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. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

For SHIV ENTERPRISE

J. C. Jadhav
PARTNER





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 Vadodara on this 11th day May of 2021.

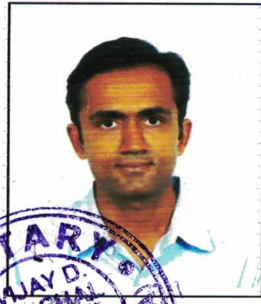
For SHIV ENTERPRISE

J. G. Mulani
PARTNER

Deponent

Date: 15/05/2021

Place: Vadodra



Solemnly Affirmed Declared

Sworn Before me By *J. G. Mulani*

J. G. Mulani
VIJAY D. PANCHAL
NOTARY



My Licence is Valid up to
26-02-2024

"SHIVAAY LUXURIA"

SHIV ENTERPRISE

18. Mt. Wide Road, Abhilasha – Sama Canal Road, Nr. Podar School, Chhani, Vadodara

DECLARATION FOR AUTHORISED SIGNATORY

We, the below mentioned partners of **SHIV ENTERPRISE** here by solemnly affirm and declare that **Mr. JIGNESH GIRISHBHAI MULANI** To act an authorized signatory for registration of the project "**SHIVAAY LAXURIA**" under RERA Act.2016 and Gujarat RERA Rules, 2016

Signatures

1. Mr. MAHESH DAMJIBHAI PRAJAPATI
2. Mr. GIRISHBHAI RADHAVBHAI MULANI
3. Mr. SANDEEP GIRISHBHAI MULANI
4. Mrs. RINKU SANDEEPBHAI MULANI
5. Mrs. CHAMPABEN GIRISHBHAI MULANI
6. Mr. PRAKASHBHAI HARJIVANBHAI HAMIRANI
7. Mrs. VAISHALIBEN MAHESHBHAI PRAJAPATI
8. Mrs. MANISHA JIGNESHBHAI MULANI
9. Mr. GHANSHYAM BAPULAL BAROT
10. Mr. KETUL NAVINBHAI PATEL
11. Mr. BHAVESH SOMABHAI DESAI

Mahesh
Mr. Girish Radhavbhai Mulani
Sandeep
Rinku
Champaben M. Girishbhai
P.H. Hamirani
Vaishaliben Prajapati
M. J Mulani
Ghanashyam Barot
Ketul
Bhavesh

" SHIVAAY LUXURIA"

SHIV ENTERPIRSE

18. Mt. Wide Road, Abhilasha – Sama Canal Road,Nr. Podar School, Chhani, Vadodara

12. Mr. AMARSINH JAGATSINH PARMAR

Amal. J. Parmar

13. Mr. PARIMAL KABHAISINH CHAUHAN

P. K. Chauhan

14. Mr. SANTOSH SHREERAMBHAI JAYSWAL

Santosh Jayswal

15. Mr. MINESH RASIKLAL SHAH

Minesh

16. Mr. HIRABHAI BABULAL VAGHELA

H. B. Vaghe

17. Mr. VIMALSINH MAHENDRASINH PARMAR

Vimalsinh Mahendrasinh

Authorized Partner

J. G. Mulani

JIGNESH GIRISHBHAI MULANI

"SHIVAAY LUXURIA"

SHIV ENTERPIRSE

18. Mt. Wide Road, Abhilasha – Sama Canal Road.Nr. Podar School, Chhani, Vadodara

ACCEPTANCE AS AN AUTHORIZED SIGNATORY

Mr.JigneshGirishbhaiMulanihere by solemnly accord my acceptance to act as authorized signatory for the above referred business and all acts shall be binding on the business



Signature of Authorized Signatory

(Mr.JigneshGirishbhaiMulani)

Date:- 15/05/2021

Place: - Vadodara



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.

3477

Date: 15/05/2021

Certificate No. : IN-GJ48933403293099T

Certificate Issued Date : 15-May-2021 10:46 AM

Account Reference : IMPACC (AC)/ gj13271411/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1327141133742001281417T

Purchased by : JIGNESH GIRISHBHAI MULANI

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

Description : AFFIDAVIT CUM DECLARATION

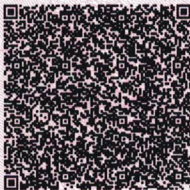
Consideration Price (Rs.) : 0
(Zero)

First Party : SHIV ENTERPRISE

Second Party : Not Applicable

Stamp Duty Paid By : SHIV ENTERPRISE

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



LB 0021003879

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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. Jignesh Girishbhai Mulani** authorised signatory of M/S. **Shiv Enterprise** for the project : **Shivaay Luxuria** Situated **Revenue Survey No. 233/3, Final plot No. 156/3**, Area of plot **3703.00** (Sq.Mt.), T.P Scheme NO. **46**, Village Name : **Chhani** Taluka : **Vadodara**

I **Mr. Jignesh Girishbhai Mulani** authorised 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 SHIV ENTERPRISE

PARTNER

Deponent



Solemnly Affirmed Declared
Sworn Before me By.....

VIJAY D. PANCHAL
NOTARY

My Licence is Valid up to
26-02-2024