



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No:

6107

Date: 29/09/2021

Certificate No. : IN-GJ29757287858802T

Certificate Issued Date : 29-Sep-2021 04:46 PM

Account Reference : IMPACC (AC)/ gj13134611/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1313461194208171206155T

Purchased by : HARESHBHAI ISHWARBHAI PRAJAPATI

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

Description : FORM B

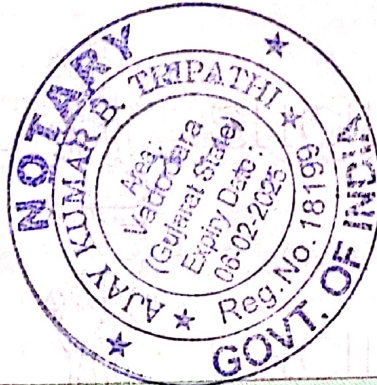
Consideration Price (Rs.) : 0
(Zero)

First Party : NEXON DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : NEXON DEVELOPERS

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

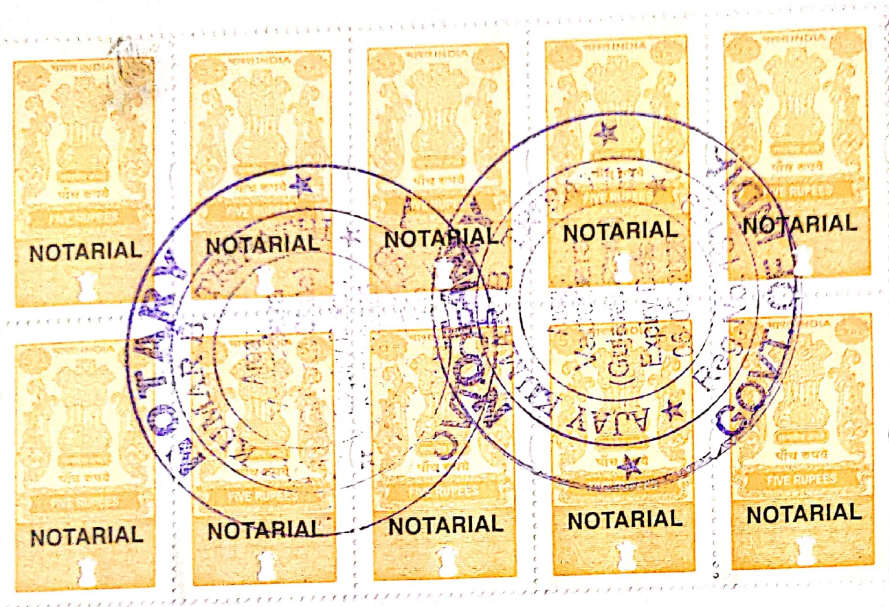
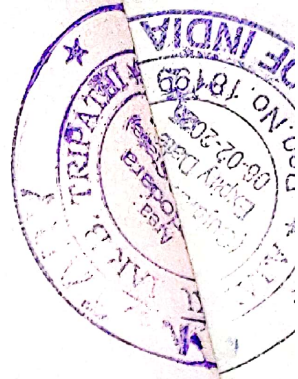


KC 0007514351

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shillestamp.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.

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

1204237000



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 **Hareshbhai Ishwarbhai Prajapati** duly authorized by the promoter **Nexon Developers** of Project name: "**Nexon Elite**" at Block No 358/P. F.P-47, B/h Prasang Party Plot, Sama Canal, Vadodara - 390024 area of Plot - 1280 Sq. Mtr vide their authorization dated 28.09.2021.

I, **Hareshbhai Ishwarbhai Prajapati** duly authorized by the promoter of proposed project "**Nexon Elite**" do hereby solemnly declare, undertake and state as under that;

1. We, **Nexon Developers** has a legal title to the land on which the development of project: "**Nexon Elite**" is to be carried out;

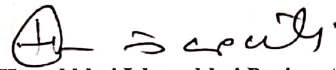
AND

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.
3. The time period within which the project shall be completed by us is **31.12.2024**.
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. 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. 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.



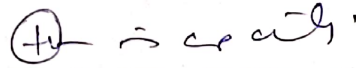
Hareshbhai Ishwarbhai Prajapati

Deponent

Verification

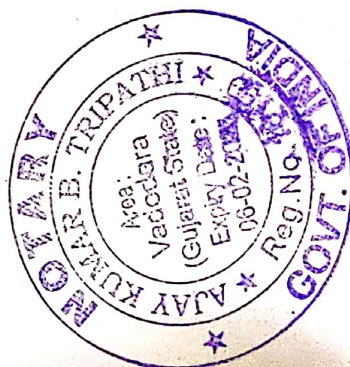
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by me at Vadodara on this 29th day of September, 2021.

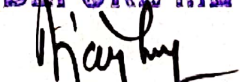


Hareshbhai Ishwarbhai Prajapati

Deponent



BEFORE ME


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



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ29759151275367T

Certificate Issued Date

29-Sep-2021 04:47 PM

Regd. No.

6108

Date:

29/09/2021

Account Reference

IMPACC (AC)/ gj13134611/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1313461194212071605035T

Purchased by

HARESHBHAI ISHWARBHAI PRAJAPATI

Description of Document

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

Description

AFFIDAVIT

Consideration Price (Rs.)

0

(Zero)

First Party

NEXON DEVELOPERS

Second Party

Not Applicable

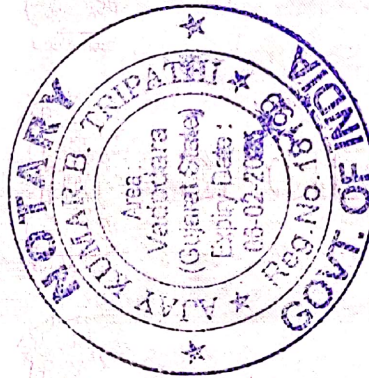
Stamp Duty Paid By

NEXON DEVELOPERS

Stamp Duty Amount(Rs.)

300

(Three Hundred only)

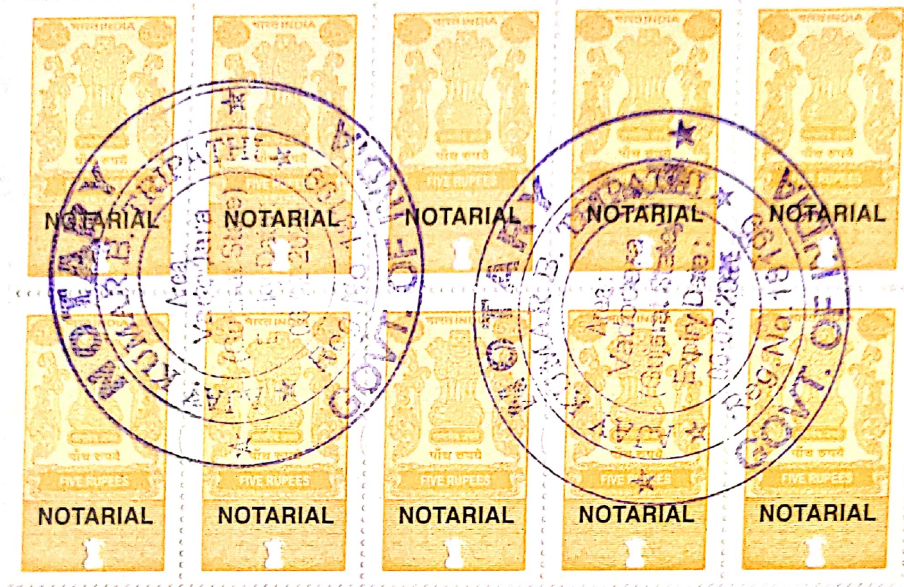
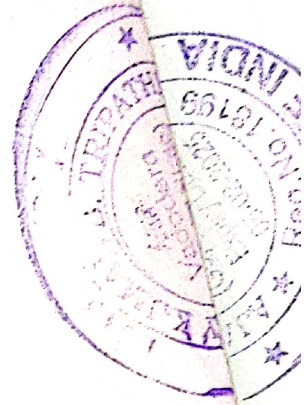


KC 0007514350

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclstamp.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.

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

0884157000

Affidavit

Affidavit cum Declaration of **Hareshbhai Ishwarbhai Prajapati** duly authorized by the promoter **Nexon Developers** of Project name: "Nexon Elite" at Block No 358/P. F.P-47, B/h Prasang Party Plot, Sama Canal, Vadodara - 390024 area of Plot - 1280 Sq. Mtr vide their authorization dated 28.09.2021.

I, **Hareshbhai Ishwarbhai Prajapati** duly authorized by the promoter of proposed project: "Nexon Elite" do hereby solemnly declare, undertake and state as under that;

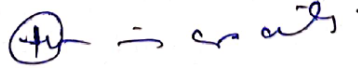
We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak Well would be provided in accordance with (IS 2470).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

We further undertake that 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.

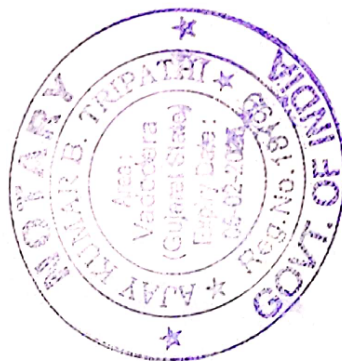
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the Alotees.

We understand that the entire responsibility for the same will be that of promoter.

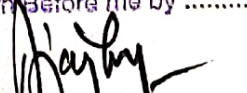
Verify by me at Vadodara on this 29th day of September, 2021.



Hareshbhai Ishwarbhai Prajapati
Deponent



Solemnly Affirmed/Declared
Sworn Before me by


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



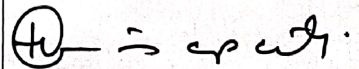
NEXON DEVELOPERS

Letter of Authority

We, the partner of Nexon Developers, having its office at, "A-303", "Shyam Vatika" Chandan Park, Randal Mata Mandir, New Sama Road, Vadodara-390024 hereby authorized **HARESHBHAI ISHWARBHAI PRAJAPATI** delegate the powers to act and do the following works on behalf of the firm and it shall be binding to the firm in all respects.

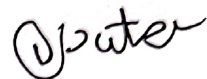
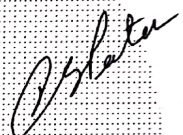
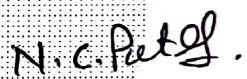
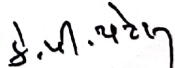
- a. To apply for RERA registration, appear and represent the firm before RERA Authority, Good & Service Tax, Income Tax, Customs and Excise authorities whether original or appellate and also to appear in any Court or Courts, Tribunal or Tribunals in connection with any suit or proceedings whether Civil or Criminal in which the firm is interested and to sign all papers, forms, documents, application, bonds, return etc., in connection with the said matter;
- b. To sign, execute and enter into all sorts of contracts and order other documents, letters, receipts, tenders, quotations, estimates, notices, settlements, claims, petitions, statements, arbitrations, engagements and agreements like Construction Agreements, Sale deed, Agreement to Sale, pertaining to the business of the firm, returns and all other papers and writing whatsoever to be prepared and submit with any Government body, private establishment or local authority like Central Government, State Government, Vadodara Mahanagar Seva Sadan, Vadodara Urban development authority, Vadodara District Collector Office, Sub-Registrar Office, Vadodara or any taluka Panchayat Office, Mamlatdar, Talati-Mantri, City Survey Office, DILR, MGVCCL Office, BSNL Office, P.W.D., Provident Fund, Insurance Agencies, Railway Authority or Institutions or to any Party shall be signed by any one of the Partners.

For Nexon Developers

1	HARESHBHAI ISHWARBHAI PRAJAPATI Partner	
---	--	---



NEXON DEVELOPERS

2	BHARATKUMAR KANTILAL PATEL Partner	
3	VIMALKUMAR CHANDULAL PATEL Partner	
4	CHIRAG KHODIDAS PATEL Partner	
5	DIPEN GUNVANTBHAI PATEL Partner	
6	NISHABEN CHIRAGBHAI PATEL Partner	
7	NIMESHKUMAR KHODABHAI PATEL Partner	
8	KAMINIBEN PRAKASHKUMAR PATEL Partner	
9	CHIRAGBHAI MAHENDRABHAI PATEL Partner	