

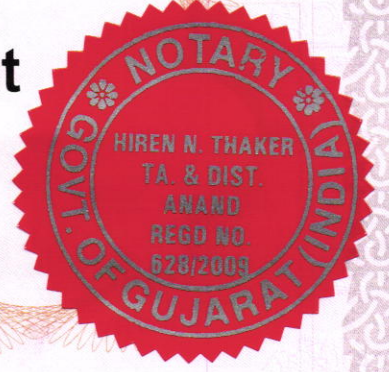


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ37271732131690R

Certificate Issued Date : 19-Nov-2019 10:08 AM

Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN

Unique Doc. Reference : SUBIN-GJGJ1306171116457014637854R

Purchased by : SURESHKUMAR M DODIYA

Description of Document : Article 45 (h) Power of Attorney (in any other case)

Description : AFFIDAVIT CUM DECLARATION

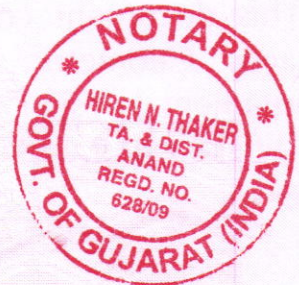
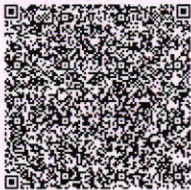
Consideration Price (Rs.) : 0
(Zero)

First Party : SURESHKUMAR M DODIYA

Second Party : Not Applicable

Stamp Duty Paid By : SURESHKUMAR M DODIYA

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

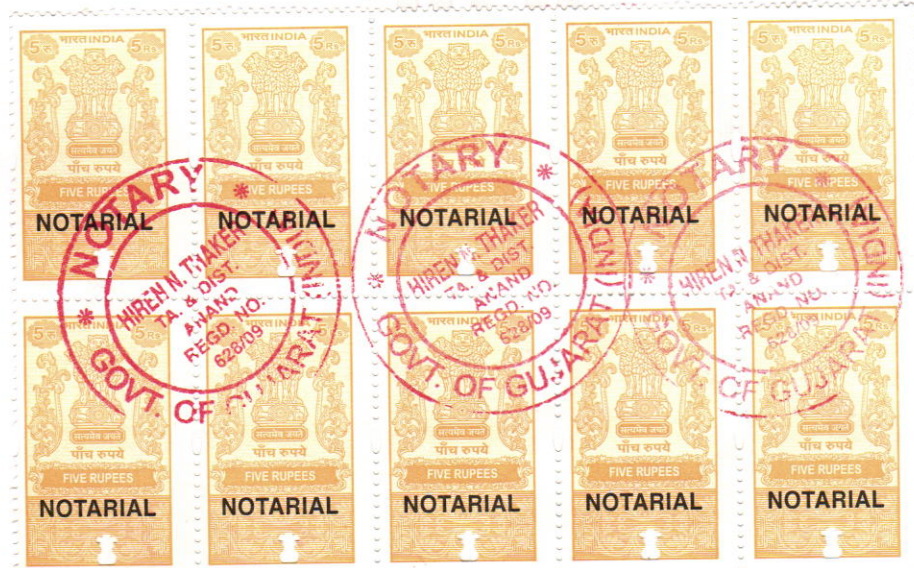


NOTARY

MA 0001355431

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2. The onus of checking the legitimacy is on the users of the certificate.
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Warning

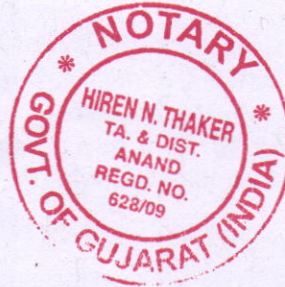
“The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost.”

“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.”



184331000



FORM 'B'
(See rule 3 (4))

Affidavit cum Declaration

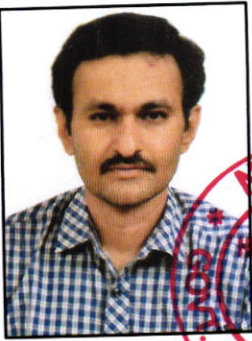
Affidavit cum Declaration of Mr. Sureshkumar M. Dodia, (promoter of the project) duly authorized by the partners of Vidhi Developers, vide their authorization dated 10th November, 2019.

I, Sureshkumar M. Dodia [promoter of the Project/duly authorized by the promoters of the Project] do hereby solemnly declare, undertake and state as under;

1. That the Promoters have a legal title to the land on which the development of "Akshar Residency" is proposed.

NOTARY

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is 15th March, 2021.
4. That seventy per cent of the amounts realised by the Promoters 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 by the Promoters in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Promoters 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 Promoters 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 Promoters shall take all the pending approvals on time, from the competent authorities.
9. That the Promoters have furnished such other documents as have been prescribed by the Act and rules and regulations made thereunder.
10. That the Promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



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 Anand on this 18th November, 2019.

FOR VIDHI DEVELOPERS

Dodhu.s.m.

PARTNER
Deponent

FOR VIDHI DEVELOPERS

Dodhu.s.m.

PARTNER
Deponent

Reg. No. 34284/19
Date : 20-11-19
Solemnly Affirm by the Deponent
on oath
Hiren N. Thaker
Hiren N. Thaker
Notary (Govt. Gujarat)

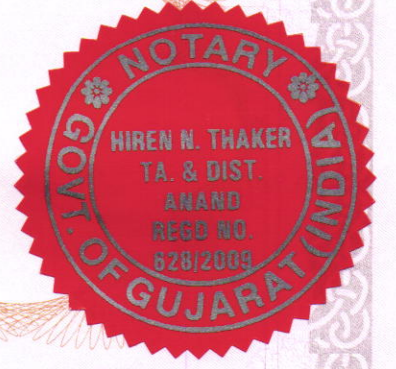
HIREN N. THAKER
Advocate-Notary
"Drash" Opp Saurashtra Colony,
Moti Chhatra Vaidh Vidyanagar,
Dist. Anand, Gujarat, India
Mo.: 9428403536

NOTARY



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ37271398894736R
Certificate Issued Date : 19-Nov-2019 10:06 AM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171116455898407918R
Purchased by : VIDHI DEVELOPERS
Description of Document : Article 45 (h) Power of Attorney (in any other case)
Description : POWER OF ATTORNEY
Consideration Price (Rs.) : 0
(Zero)
First Party : VIDHI DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : VIDHI DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



NOTARY MA 0001355430

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SHCIL



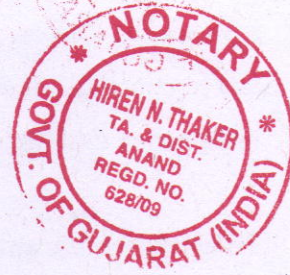
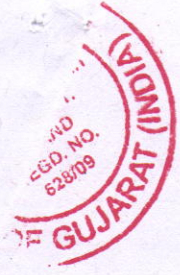
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0001322430



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We the promoters of project named Akshar Residency, situated on the Plot bearing **Survey No. 1816, Plot No. 1561** demarcated by its boundaries **Plot no.1560** to the North, **Plot No.1562** to the South, **Plot No.1548** to the East, **Public Road** to the West of Division **Vallabh Vidhyanagar** village **Vallabh Vidhyanagar** taluka **Anand** District **Anand** PIN **388120** admeasuring **418.07 sq.mts.** area being developed by **Vidhi developers**, by passing resolution in the meeting of the firm dated 10th November, 2019, do hereby nominate, constitute and appoint Shri Sureshkumar M. Dodia, son of Meramanbhai Dodia resident of 16, Gayatri

NOTARY

Nagar Society, Anand - 388001, (hereinafter referred to as "the Attorney") as our attorney to act for us and in our name and on our behalf, and for and in the project name "Akshar Residency" to execute and perform all or any of the following acts, deeds, matters and things, namely:

- (1) To represent the project to all intents and purposes before the Government, authorities, organisations, corporations, persons companies in or outside India in connection with the business of the said project and to sign all contracts, agreements, orders, letters, receipts, documents, papers and writings whatsoever and to conclude all contracts and to submit tenders, estimates, quotations, etc. to the prospective customers.
- (2) To appear before and represent the project before income-tax, sales-tax, Guj RERA and other authorities, municipal corporation, railways, Indian Airlines, in all courts having civil, criminal, revenue, original, appellate or divisional or special jurisdiction and before any other tribunal, government, semi-government offices, judicial or administrative tribunals and authorities.
- (3) To apply for, obtain and renew all licences, permits, etc. from Central Government, State Government, Guj RERA, municipal or other statutory authority as may be necessary or requisite for the purpose of carrying on or developing the project.
- (4) To execute and sign all such deeds as shall be required or may be deemed proper for or in relation to all or any of the matters or purposes aforesaid.
- (5) And generally to do all acts, deeds and things as may be necessary on behalf of the said project to all intents and purposes as we constituting the said project could do, if personally present.

Provided that the said attorney shall always keep and maintain a true and correct account of all transactions and dealings done by him in relation to the said project and affairs,



ancillary and incidental thereto and furnish the same to us at reasonable times as and when demanded and this Power of Attorney will remain valid and in full force notwithstanding any change in the constitution of the project.

IN WITNESS WHEREOF, we the present promoters of the said project have hereunto set and subscribed our respective hands on this 18th November, 2019.

Partner's Signatures:

Witnesses' Signatures:



Dodhi S. M.



Bs. Dodhi



J. D. Bajaj

Regd. No. 34265/19
Date: 20-11-19
SIGNED BEFORE ME

H. N. THAKER
NOTARY
ANAND, DIST. ANAND

HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536

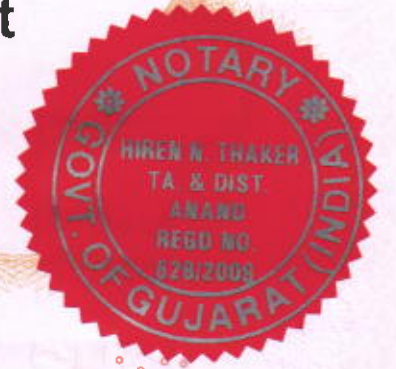
NOTARY

સોલ. યુનિ



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ50492319216337R
Certificate Issued Date : 21-Dec-2019 10:07 AM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171142072495031134R
Purchased by : SURESHKUMAR M DODIYA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT OF RERA
Consideration Price (Rs.) : 0
(Zero)
First Party : SURESHKUMAR M DODIYA
Second Party : VIDHI DEVELOPERS
Stamp Duty Paid By : SURESHKUMAR M DODIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



NOTARY



MLA 0004755416



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Affidavit Cum Declaration

Affidavit cum declaration of Mr. Sureshkumar M. Dodiya authorised signatory of Vidhi Developers for the project Akshar Residency situated at Nr. Saloni Vihar Bunglows, Nana bazar, Vallabh Vidhyanagar – 388120.

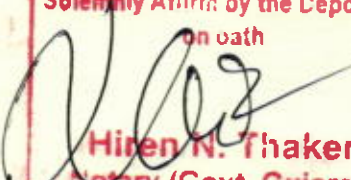
I, Sureshkumar M. Dodiya, authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

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.

Reg. No. 37668/19
Date : 23-12-19
Solemnly Affirm by the Deponent
on oath

Hiren N. Thaker
Notary (Govt. Gujarat)



FOR VIDHI DEVELOPERS

Dodiya S. M.
PARTNER
Deponent



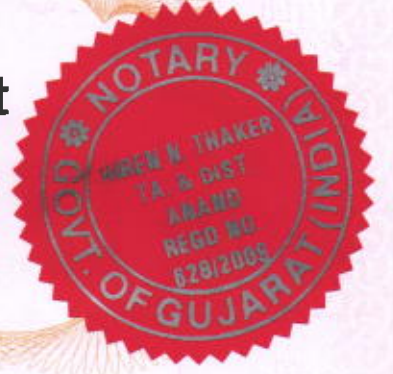
HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536

NOTARY



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Government of Gujarat
Certificate of Stamp Duty



Certificate No.	IN-GJ50492639679572R
Certificate Issued Date	21-Dec-2019 10:08 AM
Account Reference	IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference	SUBIN-GJGJ1306171142072948796470R
Purchased by	SURESHKUMAR M DODIYA
Description of Document	Article 4 Affidavit
Description	AFFIDAVIT OF RERA
Consideration Price (Rs.)	0 (Zero)
First Party	SURESHKUMAR M DODIYA
Second Party	VIDHI DEVELOPERS
Stamp Duty Paid By	SURESHKUMAR M DODIYA
Stamp Duty Amount(Rs.)	300 (Three Hundred only)



NOTARY



MA 0004755417

Statutory Alert

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Affidavit

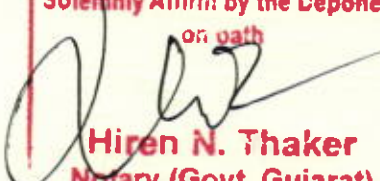
Affidavit cum declaration of Mr.Sureshkumar M. Dodiya, authorized Signatory of Vidhi Developers for Project Akshar Residency at Plot bearing Survey No. 1816, Plot No.1561, Nr. SaloniViharBunglows, Nana Bazar, Vallabh Vidhyanagar- 388120Moje- Vallabh Vidhyanagar, Ta.Anand, Dist Anand.

I, Mr. Sureshkumar M. Dodiya, authorized Signatory by the promoter Vidhi Developers do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No: PR/ANAND/ANAND/ANAND TPO/191204/008493for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant Mr.Vishrant U. Shah is showing RERA Carpet area, which is true & correct according to my best knowledge.

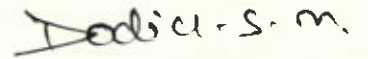
I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form – 3 carpet area calculation, I/We are bound to pay the same.

Reg. No. 37669/19
Date : 23-12-19
Solemnly Affirm by the Deponent
on oath

Hiren N. Thaker
Notary (Govt. Gujarat)

HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist: Anand, Gujarat, India
Mob: 9428403536



FOR VIDHI DEVELOPERS


PARTNER
Promoter

NOTARY