

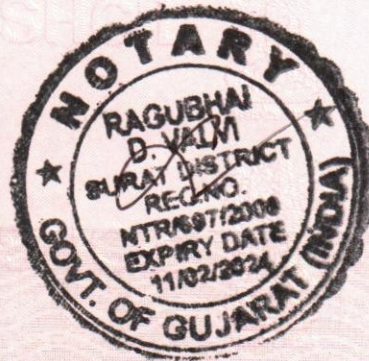


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

SR.NO.: 1748 / 2022
DATE: 21 MAR 2022

Certificate No. : IN-GJ26864709167836U
Certificate Issued Date : 21-Mar-2022 10:17 AM
Account Reference : IMPACC (AC)/ gj13046511/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1304651186312528091507U
Purchased by : AHIR SANJAYKUMAR MANUBHAI
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM TO DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AHIR SANJAYKUMAR MANUBHAI
Second Party : Not Applicable
Stamp Duty Paid By : AHIR SANJAYKUMAR MANUBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0034899707

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.

SHIL



Warning

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

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..02..

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. **Ahir Sanjaykumar Manubhai** promoter /duly authorized by the promoter of **S.M. DEVELOPERS**, vide area situated on the plot bearing T.P.S. NO.16, F P NO 126, SURVEY NO 136, Block No 135, Moje Godadara, Surat -395010., vide its/his/her/their authorization dated 18/02/2022.

I, **Ahir Sanjaykumar Manubhai** promoter/duly authorized by the promoter of **S.M. DEVELOPERS** do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **S.M. DEVELOPERS** is proposed;
2. The said land is free from all encumbrances except the taken from. The details of the same is being attached as an supporting documents for the same (including details of any rights, title, interest or name of any party in or over such land, along with details.)
3. The time period within which the project shall be completed by me/us is 28/02/2027.
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.

Ahir Sanjaykumar Manubhai

Deponent



..03..

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 Surat on 15th day of March, 2022

Sanjay

Ahir Sanjaykumar Manubhai

Deponent



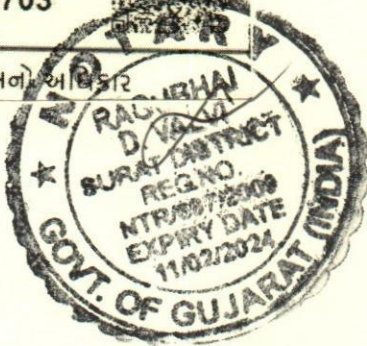
भारत सरकार
GOVERNMENT OF INDIA



आहीर संजयकुमार मनुभाई
Ahir Sanjaykumar Manubhai
जन्म तारीख / DOB : 21/01/1988
पुरुष / MALE

4723 5300 6703

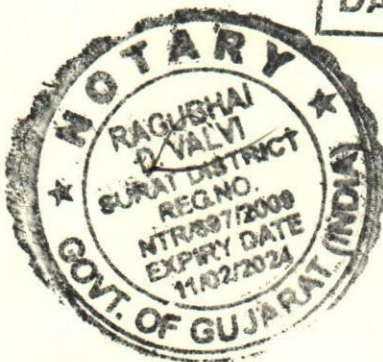
आधार - सागान्य माहसना आधार



BEFORE ME

(RAGUBHAI D. VALVI)
NOTARY
SURAT DISTRICT
State of Gujarat

SR.NO.: H748 / 2022
DATE: 21 MAR 2022



IDENTIFIED BY ME

Sanjay

Date :

Ref.

Declaration for Authorized Signatory

We Manubhai m janjala & Sandip m zinjala & Maganbhai m Jinjala hereby solemnly affirm and declare that Sanjay M Ahir to act as an authorized signatory for the business **S M Developers (Project- Raj Heritage)** for which application for registration is being filed under the RERA Act.

All his actions in relation to this business will be binding on us.

Signatures of the persons who are all Partner etc.

<u>SR. No.</u>	<u>FULL NAME</u>	<u>DESIGNATION/STATU</u>	<u>SIGNATURE</u>
		<u>S</u>	
1.	Manubhai m janjala	Partner	
2.	Sandip m zinjala	Partner	
3.	Maganbhai m Jinjala	Partner	

S.M. DEVELOPERS
PARTNER**Acceptance as an Authorized Signatory**

I Sanjay M Ahir hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding



सत्यमेव जयते

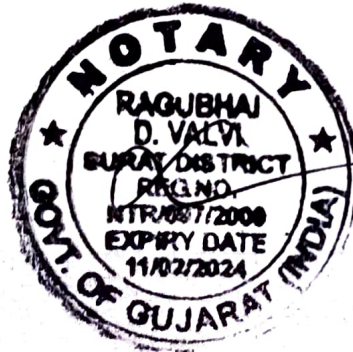
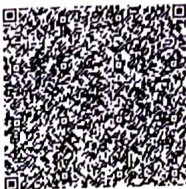
INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

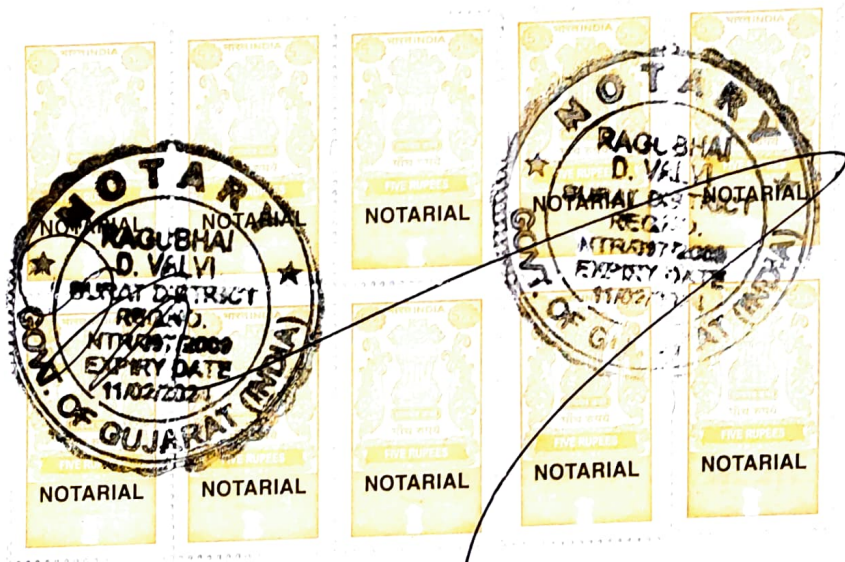
SR.NO.: 22 JUN 2022

DATE:

Certificate No. : IN-GJ82440494792235U
Certificate Issued Date : 22-Jun-2022 10:06 AM
Account Reference : IMPACC (SV)/ gj13142704/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1314270495907562032608U
Purchased by : SANJAY M AHIR
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SANJAY M AHIR
Second Party : Not Applicable
Stamp Duty Paid By : SANJAY M AHIR
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JND 0002138283



Warning



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Affidavit cum declaration

Affidavit cum declaration of **Mr. Sanjay M Ahir** Authorized signatory of **S M Developers** for the project **Raj Heritage Phase-I (G & H & I & J)** situated at **T.P.S. NO.16, F P NO 126, SURVEY NO 136, Block No 135, Moje Godadara, Surat, 395010.**

I **Mr. Sanjay M Ahir** 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 drainage would be as per Rule 23.10.1 Of the new GDCR-2017.

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 there after, for their record.

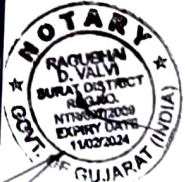
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter / architect / engineer / site supervisor / land owner.

For- S M DEVELOPERS

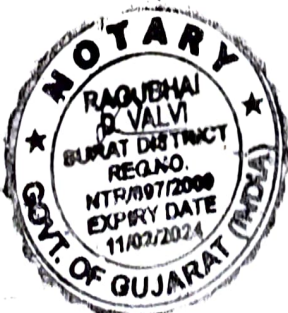
Deponent

Mr. Sanjay M Ahir



BEFORE ME

(RAGUBHAI D. VALVI)
NOTARY
SURAT DISTRICT
State of Gujarat



IDENTIFIED BY ME

