



IN-GJ94037814235392V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300



Certificate No.

IN-GJ94037814235392V

Certificate Issued Date

28-Jun-2023 04:54 PM

Account Reference

IMPACC (SV)/ gj13192804/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1319280413959641581758V

Purchased by

BHAVESH DABHI

Description of Document

Article 4 Affidavit

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0
(Zero)

First Party

BHAVESHBHAI JASAMATBHAI SOJITRA

Second Party

V R GROUP

Stamp Duty Paid By

BHAVESHBHAI JASAMATBHAI SOJITRA

Stamp Duty Amount(Rs.)

300
(Three Hundred only)

Regd. No.: 3931
Notary Reg. No 30
Date: 28/06/2023

₹300



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IE 0004875247

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 (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. Bhaveshbhai Jasamatbhai Sojitra (Promoter of V R Group)**, promoter of the proposed project /duly authorized by the promoter of the proposed **Project Name V R Landmark** vide bearing R.S No. 511, TP - 44, FP - 79, Moje Gam - Bapod, Vadodara, **And AREA OF PLOT: 3461 SQ MTRS**, AND its authorization 13/04/2022 dated.

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

1. **V R Group** has a legal title to the land on which the development of the proposed project is to be carried out by our firm namely **V R Group** project name **V R Landmark**.

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 bearing Revenue Survey No. 511, TP - 44, FP - 79, Moje Gam - Bapod, Vadodara, And AREA OF PLOT: 3461 SQ MTRS is encumbranced with State Bank of India, Padra Branch for Rs. 12,50,00,000/-.
3. That the time period within which the project shall be completed by me/promoter is that is **30/04/2027**.
4. That seventy per cent of the amounts realised by me 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 I 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 I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



B. J. Sojitra
Mr. Bhaveshbhai Jasamatbhai Sojitra

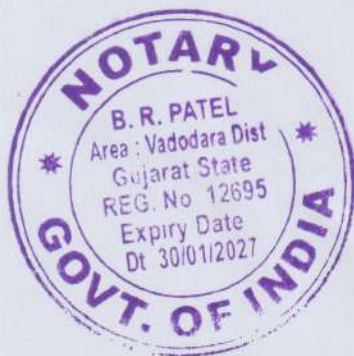
Verification

The contents of my above Affidavit cum Declaration are true and correct and Nothing material has been concealed by me there from.

Verify by me at Vadodara on this day of 28/06/2023.



B. J. Sojitra
Mr. Bhaveshbhai Jasamatbhai Sojitra



BEFORE ME
B. R. Patel
28/06/23
B. R. PATEL
NOTARY
(Government of India)

Shirke & Associates

Vijaykumar J. Shirke

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



OFFICE :

101-102, Ambalaya Complex,
Piramitar Road, Dandia Bazar,
Opp.: Faculty of Technology,
Vadodara-390001.

Tel: 0265-2427193
0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/RERA/2022-23/03

DATE: 01/07/2023

Advocate Enrollment No. G/673/1988

NON ENCUMBRANCES CERTIFICATE

I, Vijaykumar J. Shirke, Advocate undersigned has investigated the Title of the immovable property which is more particularly described herein under "Schedule of the Property" mentioned below, which is owned & Developed by M/s. V R Group a Partnership Firm being represented by its Partner (1) Ghanshyambhai Babubhai Kacchadiya and (2) Bhaveshbhai Jasmatbhai Sojitra. By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said property (unsold) are clear, marketable and free from encumbrances, charges and/or claims. [Availed financial facilities of Rs.12,50,00,000/- against the said land from State Bank of India, Padra Branch, Vadodara]

SCHEDULE OF THE PROPERTY

The non agriculture land bearing Block / R.S. No. 511 admeasuring 5767 sq. mtr. of T.P. No. 44, F.P. No. 79 admeasuring 3461 sq. mtr of Village: Bapod, Taluka & Dist: Vadodara and a scheme developed thereon under the name of "VR LANDMARK".

Date: 01/07/2023.
Vadodara

VIJAYKUMAR J. SHIRKE
ADVOCATE

Shirke & Associates **Vijaykumar J. Shirke**

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



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Tel: 0265-2427193

0265-2422642

E-mail : vjshirke@yahoo.co.in

CERT.NO.VJS/TCC/O/2023-24/41

Date:- 01/07/2023

To,

**M/s. V R Group, a Partnership Firm,
B-28, Shree Siddheshwar Hillarious ,
Near Motnath Mandir,
Harni, Vadodara.**

**TITLE CLEARANCE CERTIFICATE in respect of land bearing Block /
R.S. No. 511 admeasuring 5767 sq. mtr. of T.P. No. 44, F.P. No. 79
admeasuring 3461 sq. mtr of Village: Bapod, Taluka & Dist:
Vadodara.**

Sir,

In continuation of my Title Clearance Certificate No. CERT.NO.VJS/TCC/O/2021-22/86 & CERT.NO.VJS/TCC/O/2022-23/13 dated 12/01/2022 & 25/04/2022, I have further verified the available records of Sub-Registrar, Vadodara, for the period from 25/04/2022 to 01/07/2023 for investigation of title in respect of above property. I have also verified documents mentioned in schedule. On the basis of the said documents my REPORT/CERTIFICATE is given as under:

- 1) It appears that (1) Sheth Nileshbhai Ratanlal – 60.67 % (2) Sheth Prakashbhai Ratanlal – 6 % and (3) Bharwad Bhavanbhai Rukhadbhai – 33.33 % sold land bearing Block / R.S. No. 511 admeasuring 5767 sq. mtr. of T.P. No. 44, F.P. No. 79 admeasuring 3461 sq. mtr of Village: Bapod, Taluka & Dist: Vadodara to M/s. V R Group a Partnership Firm being represented by its Partner (1) Ghanshyambhai Babubhai Kacchadiya and (2) Bhaveshbhai Jasmatbhai Sojitra in consideration of Rs. 6,70,00,000/-. The said transaction is registered at sr. no. 6477 dated : 20/04/2022 in the office of sub registrar, Vadodara. The said mutation entry is entered at sr. no. 10227 dated : 22/04/2022 in the village records and duly certified by the competent authority.

- 2) It appears from the letter dated: 25/04/2022 issued by Partner of M/s. V R Group a partnership firm that they are developing the scheme in the name and style of "VR LANDMARK" on the said land bearing Block / R.S. No. 511 admeasuring 5767 sq. mtr. of T.P. No. 44, F.P. No. 79 admeasuring 3461 sq. mtr of Village: Bapod, Taluka & Dist: Vadodara.

THIS TITLE CLEARANCE CERTIFICATE IS ISSUED IN RESPECT OF UNSOLD FLATS OF "VR LANDMARK".

- 3) It appears that M/s. V R Group a Partnership Firm being represented by its Partner Ghanshyambhai Babubhai Kacchadiya & others availed financial facilities of Rs.12,50,00,000/- against the said land from State Bank of India, Padra Branch, Vadodara. The said transaction is registered at sr. no. 8249 dated : 18/05/2023 in the office of sub registrar, Vadodara. This title clearance certificate is issued subject to the clearance of the said loan.
- 4) I have also verified village records in respect of above land in which names of (1) Sheth Nileshbhai Ratanlal, (2) Sheth Prakashbhai Ratanlal and (3) Bharwad Bhavanbhai Rukhadbhai are shown as owners of land land bearing R.S. No. 511 admeasuring 5767 Sq.Mtrs. of Village: Bapod, Taluka & District: Vadodara.

SCHEDULE

1. Photocopy of mortgage deed bearing no. 8249 dated : 18/05/2023 executed by M/s. V R Group a Partnership Firm.
2. Photocopy of sale deed bearing no. 6477 dated : 13/04/2022 in favour of M/s. V R Group a Partnership Firm.
3. Photocopy of registration receipt and Index II of above sale deed.
4. Photocopy of abstract of village records-7/12, 6 & 8/A.

Place : Vadodara.
Date : 01/07/2023.


[V. J. SHIRKE]
ADVOCATE

Shirke & Associates **Vijaykumar J. Shirke**

B. Com., LL.B., D. L. P., D. I. R. & P. M.

ADVOCATE (GUJARAT HIGH COURT)



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Tel: 0265-2427193

0265-2422642

E-mail : vjshirke@yahoo.co.in

CERTIFICATE

THIS IS TO CERTIFY that, M/s. V R Group a Partnership Firm being represented by its Partner (1) Ghanshyambhai Babubhai Kacchadiya and (2) Bhaveshbhai Jasmatbhai Sojitra is owner of land bearing Block / R.S. No. 511 admeasuring 5767 sq. mtr. of T.P. No. 44, F.P. No. 79 admeasuring 3461 sq. mtr of Village: Bapod, Taluka & Dist: Vadodara and the title of the said land (UNSOLD FLATS) is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES. [Availed financial facilities of Rs.12,50,00,000/- against the said land from State Bank of India, Padra Branch, Vadodara]

Place : Vadodara.

Date : 01/07/2023.

[V. J. SHIRKE]

ADVOCATE

RECEIPT

8022023731676

BARCODE



Printed On

01/07/2023 16:55:55

Superintendent of Stamps And
Inspector General Of Registration**Payer Details**

TAX ID (If Any)

Full Name

V J Shirke

Address

Vadodara

Office Name S.R.O-Vadodara -5 Bapod

Location VADODARA

Year 2023-2024 One time

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20230629500008628	Registration Fee (0030-03-104-00)	130.00	135.00	57000013551003029062397393	29/06/2023	SBIEPAY
	Stamp Duty (0030-02-102-01)	5.00				
Total Amount :-			135.00			
Total Amount In Words :-			Rupees One Hundred Thirty Five Only			
Remarks (If Any)						

SS&IGR-GUJARAT

Disclaimer: This is a digitally system generated receipt, Which does not require signature.

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : V J Shirke અરજી નંબર : 8022023731676 ગામ નું નામ : BAPOD

મિલકતનો પ્રકાર: Agriculture

Search Year : 2022 - 2023

મિલકતનું વર્ણન , Survey No : 511 adm. 5767 sq. mtr TP No. 44 F.P. No. 79 adm. 3461 sq.mtr

દસ્તાવેજની આ શોધ S.R.O-Vadodara -5 Bapod મા 2 વર્ષના ઈન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા પુરતોજ મર્યાદીત છે. આ શોધમા તા 30-06-2023 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
ફો.								

ઈ -પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20230629500008628 તા 29-06-2023 થી મળેલ છે.

શોધ ફી 30.00

Search by : સબ-રજીસ્ટ્રાર H P Tadv

EC. ફી 100



Self attested/સ્વ-પ્રમાણિત :

નોંધ: આ બોજાપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાવા માટે જવાબદાર રહેશે નહીં. સીરટમ જનરેટેડ બોજાપત્રક (Encumbrance Certificate)હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેડાં કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.