

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ87939838439748T
Certificate Issued Date : 23-Jul-2021 05:30 PM
Account Reference : IMPACC (SV)/ gj13127104/ MANSA/ GJ-GN
Unique Doc. Reference : SUBIN-GJGJ1312710411182665518870T
Purchased by : PATEL MEHULKUMAR PRAHLADBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FOR AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : PATEL MEHULKUMAR PRAHLADBHAI
Second Party : Not Applicable
Stamp Duty Paid By : PATEL MEHULKUMAR PRAHLADBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



23 JUL 2021



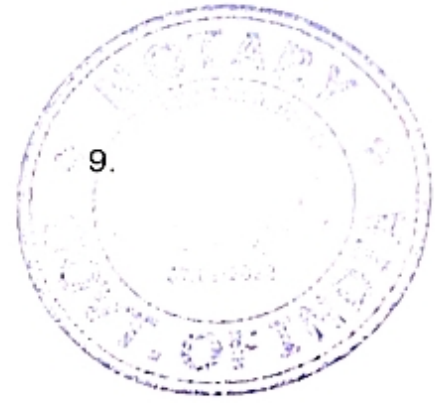
KC 0010370899

Statutory Alert:

1. The holder of this stamp is required to pay the stamp duty on the document in accordance with the provisions of the Stamp Act, 1899 and the Stamp Duty Act, 1958.
2. Any document not bearing the stamp duty is liable to be treated as invalid and the holder of such document is liable to be prosecuted under the provisions of the Stamp Act, 1899 and the Stamp Duty Act, 1958.
3. The holder of this stamp is required to pay the stamp duty on the document in accordance with the provisions of the Stamp Act, 1899 and the Stamp Duty Act, 1958.

Scanned By Scanner Go

28 JUL 2021



FORM B-1

[GujaratRERA Order - 23 dt. 23/05/2019]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON

AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT
OWNED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MEHUL KUMAR PRAHLADBHAI PATEL

(Aadhaar No399730218448), Aged about 35 years, Religion by HINDU,

Managing Partner of VIGAR CORPORATION A Partnership Firm,

Ad-2, Haridwar Complex, Baliyadev Road, Mansa, Ta-Mansa, Dist-Gandhinagar

promoter of the proposed project/duly authorized by THE promoter of the

proposed project, vide its/his/their authorization date 28/07/2021



28 JUL 2021



23 JUL 2021

I, VIGAR CORPORATION, A Partnership Firm promoter of the proposed project / duly authorized by the promoter of the proposed project

do hereby solemnly declare, undertake and state as under:

1.. I/We have entered into an agreement with "SHREEJI VILLA,
by way of registered Development Agreement, Registered on
date-19-07-2021, under serail No.1984/2021 at Sub-Registrar
office Mansa to develop the land adms.0-56-66 sq.mtrs. mouje

2.. That "PATEL GIRISHKUMAR VASUDEVBHAI, PATEL MEHULKUMAR
PRAHLADBHAI, PATEL RAMESHBHAI SHANKARLAL, PATEL
VIJAYKUMAR RAMESHBHAI" have/has a legal title to the land on
which the development of the proposed project 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 me
us (the promoter) for development of the Resident/Commercial
project is enclosed herewith, and the said land is free from all
encumbrances. OR

That details of encumbrances _____ (specify the nature)

including details of any rights, title, interest or name of any party in

or over such land, is attached herewith.

3 That I/we will abide by all the conditions of the Development
Agreement and fulfil all my obligations under the said agreement,



specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

4 That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.



VIGAR CORPORATION
Deponent
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 Mansa on this of 2021.

Deponent

VIGAR CORPORATION
PARTNER

SOLEMNLY AFFIRMED
BEFORE ME

MEHULKUMAR R. BHATT
NOTARY
GOVT. OF INDIA

RG. SERIAL NO. 133
DATE 28-07-2021
BOOK NO. 07
PAGE NO. 25

MEHULKUMAR R. BHATT
NOTARY
GOVT. OF INDIA

28 JUL 2021

MY COMMISSION
EXPIRES ON 07/02/2022

28 JUL 2021

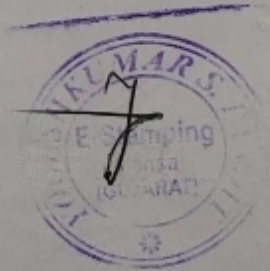
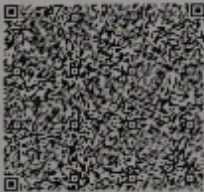
28 JUL 2021



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ87938248055613T
Certificate Issued Date : 23-Jul-2021 05:28 PM
Account Reference : IMPACC (SV)/ gj13127104/ MANSA/ GJ-GN
Unique Doc. Reference : SUBIN-GJGJ1312710411179566398727T
Purchased by : PATEL MEHULKUMAR PRAHLADBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FOR AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : PATEL MEHULKUMAR PRAHLADBHAI
Second Party : Not Applicable
Stamp Duty Paid By : PATEL MEHULKUMAR PRAHLADBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0010370897

Form B

Rules 3 (4) of the Gujarat Real Estate (Regulation and Development)(General) Rules, 2017

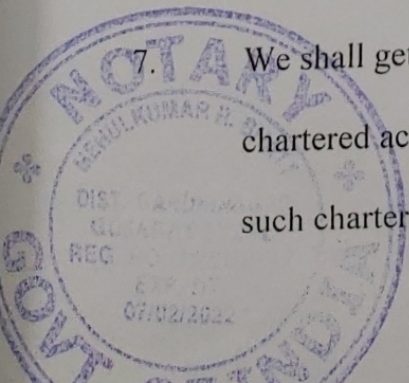
Affidavit cum Declaration

Project name: **SHREEJIVILLA**; Situated on the Plot Bearing Survey Number 1548 PAIKI, Village: Mansa, Taluka: Mansa, District: Gandhinagar.

Affidavit cum declaration of **Mr. MEHULKUMAR PRAHALADBHAI PATEL** duly authorised by **M/s VIGAR CORPORATION**, the promoter of the proposed project "**SHREEJIVILLA**", vide its authorization dated 28th July, 2021;

I, **MEHULKUMAR PRAHALADBHAI PATEL** duly authorised by **M/s VIGAR CORPORATION**, Promoter of the Proposed Project "**SHREEJIVILLA**", do hereby solemnly declare, undertake and state as under that:

1. We have a legal title to the land on which the development of the project "**SHREEJIVILLA**" is proposed;
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31st December, 2024.
4. Seventy percent of the amounts realized by 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 account 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 utilized 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.



For, VIGAR CORPORATION

VIGAR CORPORATION

PARTNER

MEHULKUMAR PRAHALADBHAI PATEL

Authorized Signatory

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me/us there from.

Verified by me Mr. MEHULKUMAR PRAHALADBHAI PATEL on this 28 day of July, 2021.

For, VIGAR CORPORATION
VIGAR CORPORATION

PARTNER

MEHULKUMAR PRAHALADBHAI PATEL

Authorized Signatory

SOLEMNLY AFFIRMED
BEFORE ME

MEHULKUMAR R. BHATT
NOTARY
GOVT. OF INDIA

RG. SERIAL No. 132
DATE 28/07/2021
BOOK No. 1
PAGE No. 25



Scanned By Scanner Go



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ87939135044166T

Certificate Issued Date : 23-Jul-2021 05:29 PM

Account Reference : IMPACC (SV)/ gj13127104/ MANSA/ GJ-GN

Unique Doc. Reference : SUBIN-GJGJ1312710411181521360599T

Purchased by : PATEL MEHULKUMAR PRAHLADBHAI

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

Description : FOR AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : PATEL MEHULKUMAR PRAHLADBHAI

Second Party : SHREEJI VILLA

Stamp Duty Paid By : PATEL MEHULKUMAR PRAHLADBHAI

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



KC 0010370898

[Gujarat RERA Order-23 dt. 23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr./Ms **MEHULKUMAR PRAHALADBHAI PATEL** promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28-07-2021

AND

- 2) Mr./Ms. (1) **MEHULKUMAR PRAHALADBHAI PATEL** (2) **GIRISHBHAI VASUDEVBHAI PATEL** (3) **RAMESHBHAI SHANKARDAS PATEL** (4) **VIJAYKUMAR RAMESHBHAI PATEL** Owner / lessor of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 28-07-2021.

WE, 1) **MEHULKUMAR PRAHALADBHAI PATEL** promoter of the proposed project/duly authorized by the promoter of the proposed project, AND 2) (1) **MEHULKUMAR PRAHALADBHAI PATEL** (2) **GIRISHBHAI VASUDEVBHAI PATEL** (3) **RAMESHBHAI SHANKARDAS PATEL** (4) **VIJAYKUMAR RAMESHBHAI PATEL** owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement, Registered on date 22-07-2021 at sub-Registrar office MANSA to develop the land bearing survey No 1548 PAIKI Of MANSA Village/City (said land);
- B. That (1) **MEHULKUMAR PRAHALADBHAI PATEL** (2) **GIRISHBHAI VASUDEVBHAI PATEL** (3) **RAMESHBHAI SHANKARDAS PATEL** (4) **VIJAYKUMAR RAMESHBHAI PATEL** [Name of the project land owners(s)/lessor(s)] have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

legally valid authentication of title of Such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances including details of any right, title, interest or name of any party in or over such land, is attached here with.

- C. That, we will abide by all the conditions of the development agreement and fulfil all our obligations under the said agreement, specifically the obligation of transfer of title to the allottees of the apartment and/ or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.
- D. That we undertake to sign and execute all the documents necessary for conveyance/Transfer of the apartment to the allottees(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangement by way of registered development agreement development between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

MEHULKUMAR PRAHALADBHAI PATEL

MEHULKUMAR PRAHALADBHAI PATEL

GIRISHBHAI VASUDEVBHAI PATEL

RAMESHBHAI SHANKARDAS PATEL

VIJAYKUMAR RAMESHBHAI PATEL

Verification

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

verify by us at MANSA on this 28 day of JULY 2021



MEHULKUMAR PRAHALADBHAI PATEL

MEHULKUMAR PRAHALADBHAI PATEL

GIRISHBHAI VASUDEVBHAI PATEL



૨૮/૦૭/૨૦૨૧ ૨૧૪૨૮૧૨૧
 RAMESHBHAI SHANKARDAS PATEL
 Vijay. B. Patel
 VIJAYKUMAR RAMESHBHAI PATEL



SOLEMNLY AFFIRMED
 BEFORE ME

[Signature]
 MEHULKUMAR R. BHATT
 NOTARY
 GOVT. OF INDIA



RG. SERIAL NO. 131
 DATE 28/07/2021
 BOOK NO. 1
 PAGE NO. 25

[Signature]
 MEHULKUMAR R. BHATT
 NOTARY
 GOVT. OF INDIA

VIGAR CORPORATION

Reg. address -D-2,Haridwar Complex, center,mansa gandhinagar road,at-mansa,
gandhinagar-382845

Authority letter

we, all partners of a partners firm promoter of project "SHREEJI VILLA" at N.A land bearing s. no-1548 situated lying and being at Near Swaminarayan behind dhanvir hanuman temple, mouje - mansa, taluke- mansa , dist. gandhinagar-382845 do here by aauthorize and appoint mr. Mehulkumar Praahaladbhai patel, one of the partners as an uthorized signatory and project head for the said project.

mr. Mehulkumar Praahaladbhai patel is authorized to sing, execute mortgage/ release deed for our project loan,ageement for sale (banakhat), sale deed, rectification deed etc.to our prospective,members, special p.o.a for appoint to only present and acknowledge and admit the agree-ments/ deeds or any other document in respect of the said project in sub registrar office and Mansa Area Development Authority, RERA and all other statutory authorities.

We all the partners of the firm Vigar Corporation Partnership firm are giving out onsent to the above written fact with full and conscious mind with joint liability.

VIGAR CORPORATION

For, Vigar Corporation

1) Mr. Girishkumar Vasudevbbhai patel



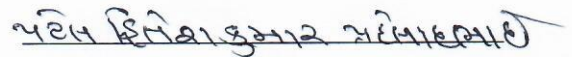
2) Mr. Mayurbhai Ashokbbhai Patel



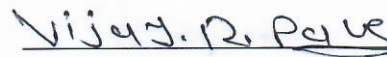
3) Mr. Mehulkumar Praahaladbhai patel



4) Mr. Hiteshkumar Prahaladbhai Patel



5) Mr. Vijaykumar Rameshbhai Patel



6) Mr. Vipulkumar Rameshbhai Patel



7) Mr. Rohitkumar Rameshbhai Patel



PARTNER