



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

513-21-Notary
DEVA K. RAJAI
BHAYNAGAR. B.
01 DEC 2020
Reg.No. 20773/2020
Comm. Ex. Dt. 8-3-25

Certificate No. : IN-GJ61690078005338S
Certificate Issued Date : 02-Nov-2020 11:02 AM
Account Reference : IMPACC (AC)/ gj13063911/ CHITRA/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1306391160995435471221S
Purchased by : VIPUL BHATT
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
Comm. No. :
First Party : PADAMSHIBHAI DEVAJIBHAI VITHANI
Certificate Issued Date :
Second Party : NA
Account Reference :
Stamp Duty Paid By : PADAMSHIBHAI DEVAJIBHAI VITHANI
Unique Doc. Reference :
Stamp Duty Amount(Rs.) : 300
Paid by : (Three Hundred only)

Description of Document

Description : 42221mW 2222mW

Consideration Price (Rs.)

First Party

Second Party

Stamp

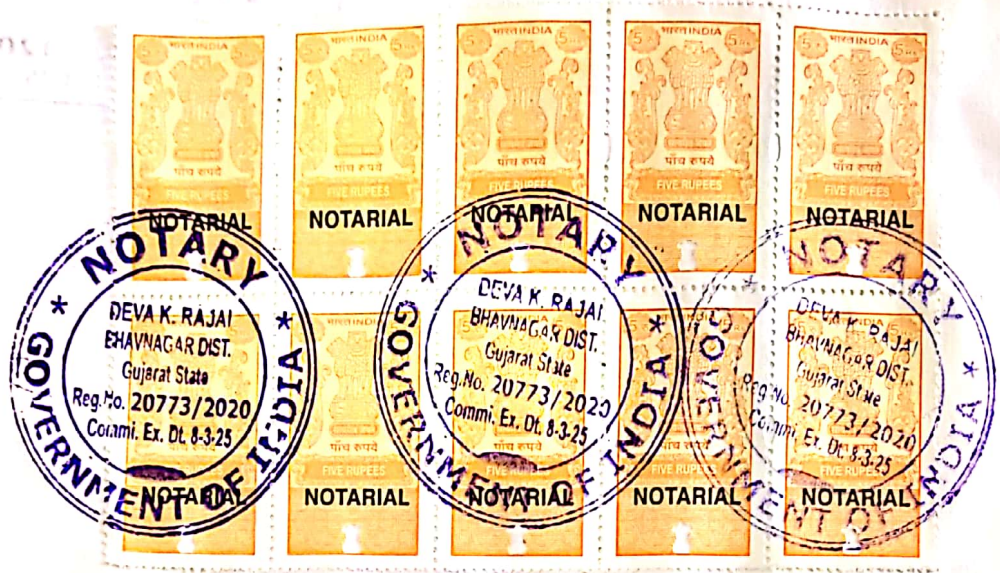
Stamp Duty Amount (Rs.)



LB0016142142

Statutory Alert:

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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.



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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 PADAMSHIBHAI DEVJIBHAI VITHANI promoter of STAR MALL, vide his authorization dated 28/11/2020.

I, PADAMSHIBHAI DEVJIBHAI VITHANI promoter of STAR MALL 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 STAR MALL is proposed;
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 me/us is 31/03/2024.
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. 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

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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 shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

કચ્છના મુલકો

Deponent

Verification

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

Verify by me at BHAVNAGAR on this 28TH day of NOVEMBER 2020.

કચ્છના મુલકો

Deponent



Solemnly Affirmed Before Me
By Radam Krishna Desai Vitham
who is Identified by Shri.....
Adv whom I Personally Know.

Deva K. Rajai

DEVA K. RAJAI
NOTARY
GOVERNMENT OF INDIA

1-12-2020

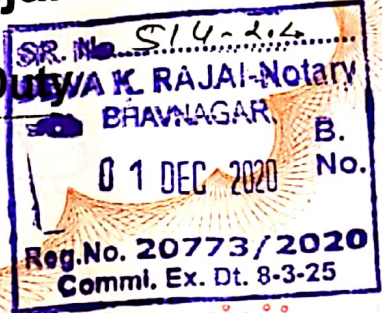




सत्यमेव जयते

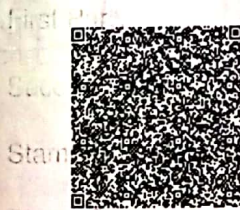
INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

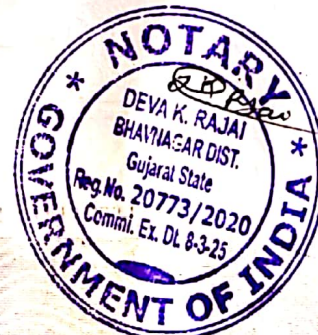


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Certificate Issued Date : 02-Nov-2020 11:03 AM
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Purchased by : VIPUL BHATT
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(Zero)
First Party : PADAMSHIBHAI DEVAJIBHAI VITHANI
Second Party : NA
Stamp Duty Paid By : PADAMSHIBHAI DEVAJIBHAI VITHANI
Stamp Duty Amount (Rs.) : 300
(Three Hundred only)

Consideration Price (Rs.)



Stamp Duty Amount (Rs.)



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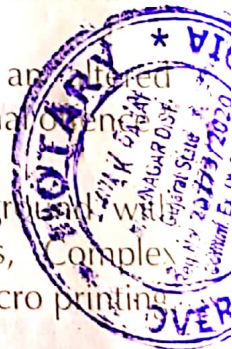


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Affidavit Cum Declaration

Affidavit cum declaration of Mr. PADAMSHIBHAI DEVJIBHAI VITHANI authorised signatory of PADAMSHIBHAI DEVJIBHAI VITHANI for the project STAR MALL situated at SUR SANAD NO.2893,2894,2895,&2896, STREET NO.61, WARD NO.3, M.G ROAD, NEAR KHARGATE, BHAVNAGAR.

Mr. PADAMSHIBHAI DEVJIBHAI VITHANI 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.

Our project STAR MALL is in the BHAVNAGAR MUNICIPAL CORPORATION municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of BHAVNAGAR MUNICIPAL CORPORATION municipal corporation. with prior permission of BHAVNAGAR MUNICIPAL CORPORATION prior to giving possession to allottees.

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.

I solemnly Affirmed Before Me
Padamshibhai Devjibhai Vithani
who is Identified by Shri. T.D. Phote
whom I Personally Know.

Deva K. Rajai
NOTARY
GOVERNMENT OF INDIA

1-12-2020



Promoter



ભારત સરકાર
GOVERNMENT OF INDIA



વિઠાણી પદમશીભાઈ

Vithani Padamshibhai

જન્મનું વર્ષ / Year of Birth : 1956

પુરુષ / Male



2623 0588 6168

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:

S/O: દેવજીભાઈ, પ્લોટ નં-38,
શેરી નં-4, સરિતા સોસાયટી, ગઢેચી
વડલા, ભાવનગર, ભાવનગર પરા,
ગુજરાત, 364003

Address:

S/O: Devjibhai, Plot No-38,
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Gadhechi Vadla, Bhavnagar
Bhavnagar Para, Gujarat,
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