



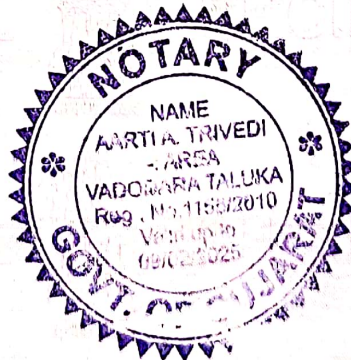
IN-GJ06332905023860V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ06332905023860V
Certificate Issued Date : 09-Feb-2023 05:04 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630440293765630100V
Purchased by : AKASHBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VIHAV LUXURY
Second Party : Not Applicable
Stamp Duty Paid By : VIHAV LUXURY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



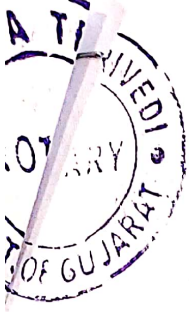
JD 0026343376

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcllstamp.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



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Sr. No. : 1401
Date: 09/02/2023

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**

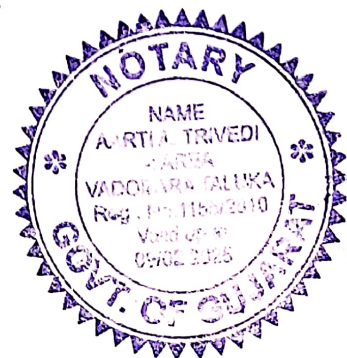
Affidavit cum Declaration

Affidavit cum Declaration of **Kunal Rajeshkumar Arya** promoter of the project /duly authorized by the promoter **Vihav Luxury** of the Project Name: "Keystone Skyvillas XL", F P No 173,205,206,O P No 109, F P No 109, T P No 08 total area of land 11169.00 sq mt paiki 7352.00 sqmt , Village **Gotri**, Taluka **VADODARA**, Authority Name- **VMSS**, District – Vadodara vide its/his/their authorization dated 31/01/2023.

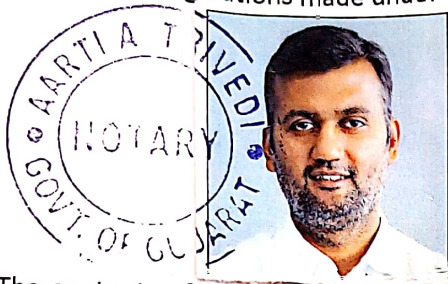
Affidavit cum Declaration of **Kunal Rajeshkumar Arya** promoter of the project **Vihav Luxury** duly authorized by the promoter of the project, vide its/his/their authorization dated 31/01/2023.

I, **Kunal Rajeshkumar Arya** promoter of the project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I **Vihav Luxury** promoter have / has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30/06/2028.
4. That seventy per cent of the amounts realized by me/promoter 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/promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



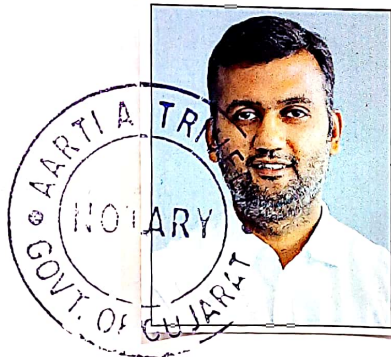
Verification

Kunal Arya
Kunal Rajeshkumar Arya

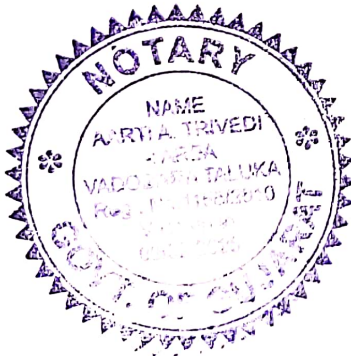
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

NOTARY

Verify by me at VADODARA on this of 9th February, 2023.



Kunal Arya
Kunal Rajeshkumar Arya



SIGNED BEFORE ME ON OATH

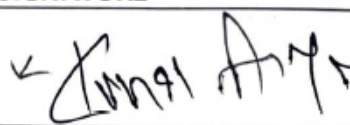
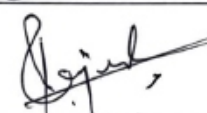
H. P. Trivedi

AARTIA TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

09.02.2023

AUTHORITY LETTER**TO WHOM SO EVER IT MAY BE CONCERN**

We Undersign partners of Vihav Luxury, do hereby authorize Kunal Rajesh Arya to act on behalf of us in the process of registration under **Real Estate (Regulation and development) Act, 2016 & ROF**. He is also authorized to sign any document/ declaration and appear in any place required in the said act on the behalf of the firm.

SR.NO	PARTNER NAME	SIGNATURE
1	KUNAL RAJESHKUMAR ARYA	
2	RAJESHKUMAR MISHRILAL ARYA	

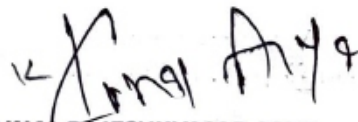
Place: Vadodara

Date: 31/01/2023

ACCEPTANCE

I undersigned do hereby declare that I am duly qualified and I accept the Authority.

SIGNATURE:


KUNAL RAJESHKUMAR ARYA

Place: Vadodara