



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300

Certificate No. : IN-GJ69543143590169U

Certificate Issued Date : 06-Dec-2022 02:43 PM

Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1318630467370483594106U

Purchased by : CHIRAG JADAV

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

Description : AFFIDAVIT CUM DECLARATION

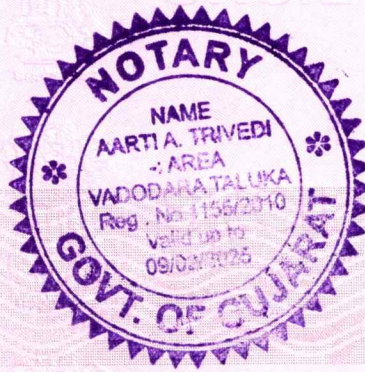
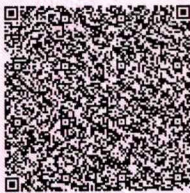
Consideration Price (Rs.) : 0
(Zero)

First Party : SHRIJEE BUILDCON

Second Party : Not Applicable

Stamp Duty Paid By : SHRIJEE BUILDCON

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



IN-GJ69543143590169U

JD 0023407489

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.



Sr. No. : 9992
Date: 06/12/2022

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. PANKAJ NANDKUMAR SARAIYA**, Promoter of project / duly authorized by promoters of **SHRIJEE BUILDCON (PROPRIETOR- PANKAJ SARAIYA)** of the Project Name: "**GARDENIA**" R.S NO. - 403/1, F.P NO. -169/1, T.P-05 (SHAMIYALA-BIL-BHAYLI), O.P NO.-169/1, Area of Plot: **4693.00 Sq.Mts.** Admeasuring Net Area of Planning: **4693.00 (Sq.Mts.)**, Mouje Village **BHAYLI**, District. **VADODARA**. Vide its/his/her/their authorization dated **06/12/2022**

Affidavit cum Declaration of **Mr. PANKAJ NANDKUMAR SARAIYA**, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization on dated: **06.12.2022**

I, **Mr. PANKAJ NANDKUMAR SARAIYA** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the Development of "**GARDENIA**" the project is proposed

OR

SHRIJEE BUILDCON (PROPRIETOR- PANKAJ SARAIYA) has legal title or the land on which the development of "**GARDENIA**" the proposed project is to be carried out

And

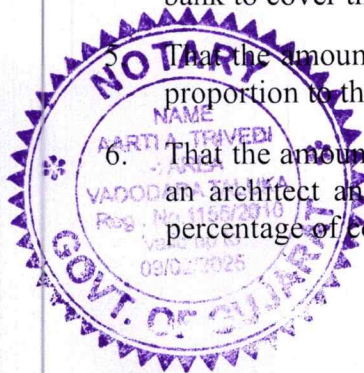
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

Those details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **31/12/2027**.
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 for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawal 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.





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 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.

(Mr. PANKAJ NANDKUMAR SARAIYA)

Deponent

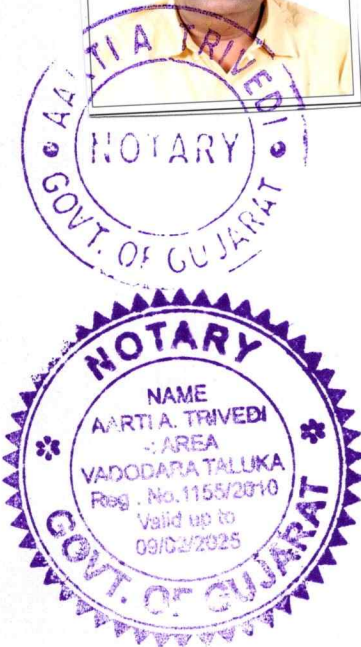
Verification

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 6th December, 2022



(Mr. PANKAJ NANDKUMAR SARAIYA)

Deponent



SIGNED BEFORE ME ON OATH

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

06-12-2022

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Government of Gujarat
Certificate of Stamp Duty



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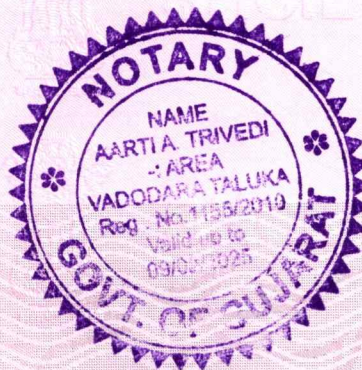
₹300

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Certificate No. : IN-GJ69541902253618U
Certificate Issued Date : 06-Dec-2022 02:41 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630467365731326099U
Purchased by : CHIRAG JADAV
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHRIJEE BUILDCON
Second Party : Not Applicable
Stamp Duty Paid By : SHRIJEE BUILDCON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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Sr. No. : 9991
Date 06/12/2022

Affidavit cum Declaration

Affidavit Cum Declaration of Mr. PANKAJ NANDKUMAR SARAIYA Authorized Signatory of SHRIJEE BUILDCON (PROPRIETOR- PANKAJ SARAIYA) for The Project "GARDENIA" Situated At: Gardenia, Besides Monalisha Lakewood, Bhayli, Tp-5, Vadodara-391410. Vide its/his/her/their authorization dated **06/12/2022**

I Mr. PANKAJ NANDKUMAR SARAIYA authorized 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.

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.

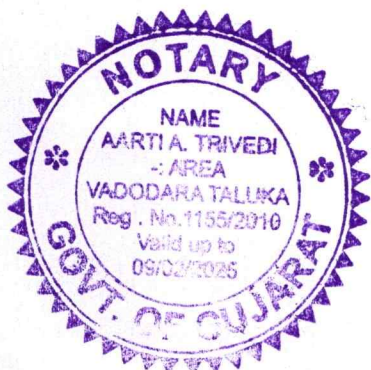
Mr. PANKAJ NANDKUMAR SARAIYA

P. H. Saraiya

Deponent

Date: 06/12/2022

Place: VADODARA



SIGNED BEFORE ME ON OATH

A. A. Trivedi

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

06-12-2022