

To,
Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector 11,
Gandhinagar-382010
Date: 03/05/2023

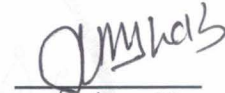
Dear Sir,

Subject: Authority Letter for RERA Registration for Project Named "Sanidhya Aster"

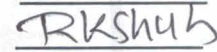
With reference to above subject, We All the Partner of **Shree Balaji Infracon**, hereby authorize **Mr. Umesh Devlal Agrawal** as Authorized Person for RERA registration and all the Compliance related to RERA Act.

For Shree Balaji Infracon,

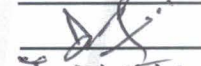
1. Kalpeshkumar Mahendrabhai Shah
2. Nehaben Agrawal
3. Roshni Kalpeshkumar Shah
4. Agrawal Avani Umeshbhai
5. Jigneshkumar Kanubhai Desai
6. Jagani Twisha
7. Pravinbhai R Prajapati
8. Shivabhai Hirabhai Prajapati



Neha J.

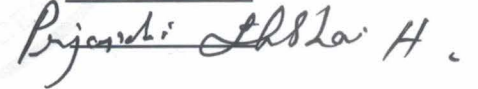


Avani.



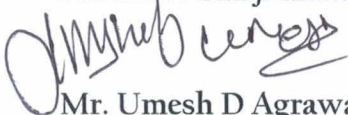
Twisha Jagani

Pravin R Prajapati



I Umesh Devlal Agrawal Partner of Shree Balaji Infracon hereby declares that I herewith accepts to act as an authorized person of our firm Shree Balaji Infracon for RERA registration and all other compliance related to RERA Act.

For Shree Balaji Infracon



Mr. Umesh D Agrawal
Authorized Person



IN-GJ57422023599593V



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 2485
Date: 04/05/2023

Certificate No. : IN-GJ57422023599593V

Certificate Issued Date : 04-May-2023 02:18 PM

Account Reference : IMPACC (AC)/ gj13258811/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1325881141337298906293V

Purchased by : UMESH DEVILAL AGRAWAL

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

Description : AFFIDAVIT CUM DECLARATION

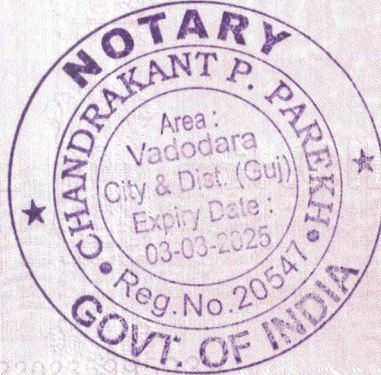
Consideration Price (Rs.) : 0
(Zero)

First Party : UMESH DEVILAL AGRAWAL OF SHREE BALAJI INFRACON

Second Party : Not Applicable

Stamp Duty Paid By : UMESH DEVILAL AGRAWAL OF SHREE BALAJI INFRACON

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



IN-GJ57422023599593V

JD 0036507442

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'

Affidavit cum Declaration

Affidavit cum declaration of Mr. **Umesh Devilal Agrawal** duly authorized by promoter (Shree Balaji Infracon) of the Project Name: Sanidhya Aster Block No. - 716/A+B, & 717/A+B F.P. No. 220, O.P.NO. 220/1+2 Area of plot: 3035.00 (Sq.Mt.), T.P.Scheme No.-27A, Village Name. Bill, Taluka. VADODARA, Authority Name. Vadodara Municipal Corporation, District. VADODARA, Vide Its / his/ their Authorized Dated: 03/05/2023;

Affidavit cum Declaration of **Umesh Devilal Agrawal**, duly authorized by the promoter of the promoter of the proposed project, vides its/his/their authorization dated 03/05/2023;

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

1. That promoter 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 31/12/2027,

SHREE BALAJI INFRACON

Umesh
PARTNER



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.

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 of the project.

SHREE BALAJI INFRACON



PARTNER

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.

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 3rd May, 2023,

Deponent.

Date: 03/05/202

Place : Vadodara

SHREE BALAJI INFRACON

WMS
PARTNER



BEFORE ME

zParekh
C. P. PAREKH
NOTARY (Govt. of India)

CHANDRAKANT P. PAREKH
ADVOCATE & NOTARY
Reg. No. 20547
B-11, Jay Mahalaxmi Park Soc
Opp. Padam Park Society,
Novino-Tarsali Road,
Makarpura, Vadodara,



IN-GJ57423213075466V



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 2486

Date: 04/ 05 /20 23

Certificate No. : IN-GJ57423213075466V

Certificate Issued Date : 04-May-2023 02:19 PM

Account Reference : IMPACC (AC)/ gj13258811/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1325881141339222039688V

Purchased by : UMESH DEVILAL AGRAWAL

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : UMESH DEVILAL AGRAWAL OF SHREE BALAJI INFRACON

Second Party : Not Applicable

Stamp Duty Paid By : UMESH DEVILAL AGRAWAL OF SHREE BALAJI INFRACON

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



IN-GJ57423213075466V

JD 0036507443

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.



Affidavit Cum Declaration

Affidavit cum declaration of Mr. Umesh Devilal Agrawal authorized signatory of Shree Balaji Infracon for the project Sanidhya Aster situated at **Bill**.

I Umesh Devilal Agrawal 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.

OR

Our project Sanidhya Ester is in the Vadodara Municipal Commissioner area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vadodara Municipal Corporation (VMC). With prior permission of VMC 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.



Deponent

SHREE BALAJI INFRACON

Umesh
PARTNER

BEFORE ME

C. P. Parekh

C. P. PAREKH
NOTARY (Govt. of India)

CHANDRAKANT P. PAREKH
ADVOCATE & NOTARY

Reg. No. 20547

B-11, Jay Mahalaxmi Park Society,
Opp. Padam Park Society,
Novino-Tarsali Road,
Makarpura, Vadodara.