

NIRALI & CO

PLOT NO. 1025 B, SHOP NO 1, KANKAVATI, SIR PATTANI ROAD,
SARDARNAGAR, BHAVNAGAR.

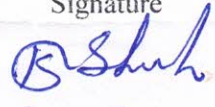
Declaration for Authorized signatory

We,

1. KISHORBHAI VINODRAI SHAH
2. SHAH RAJESH SHANTILAL
- 3 VANRAJSINH GODUBHAI GOHIL
4. PRATAPRAI MOHANLAL DHANAK
5. NIKET BHARATBHAI PIPALIYA

Hereby solemnly affirm and declare that KISHORBHAI VINODRAI SHAH to act as an authorized signatory for the business RAJ GRUHI RESIDENCE II_for which application for registration is being filed/is registered under the Real Estate (Regulation and development) Act, 2016.

All his actions in relation to this business will be binding on us.

S.No.	Full Name	Designation/Status	Signature
1.	KISHORBHAI VINODRAI SHAH	Partner	
2.	SHAH RAJESH SHANTILAL	Partner	
3.	VANRAJSINH GODUBHAI GOHIL	Partner	
4.	PRATAPRAI MOHANLAL DHANAK	Partner	
5.	NIKET BHARATBHAI PIPALIYA	Partner	

Acceptance as an authorized signatory

I KISHORBHAI VINODRAI SHAH hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Signature of Authorized signatory



Place. Bhavnagar
Date 22/05/2023

KISHORBHAI VINODRAI SHAH
Partner



IN-GJ53720097013170V



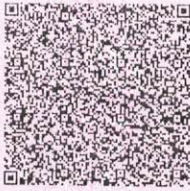
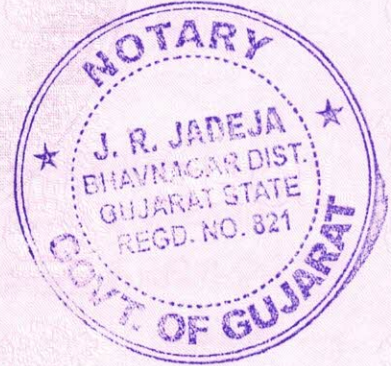
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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Serial No. 13915/2023

02/08/2023

Certificate No. : IN-GJ53720097013170V JAYPALSINH R. JADEJA
NOTARY, BHAVNAGAR.
Certificate Issued Date : 28-Apr-2023 01:49 PM
Account Reference : IMPACC (SV)/ gj13339604/ BHAVNAGAR/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1333960434078322264883V
Purchased by : NIRALI AND COMPANY
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : RERA AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : NIRALI AND COMPANY
Second Party : NA
Stamp Duty Paid By : NIRALI AND COMPANY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0027283552

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

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 KISHORBHAI VINODRAI SHAH (NIRALI & CO) promoter of Project RAJ GRUHI RESIDENCE II, vide his authorization dated 31/05/2023

I KISHORBHAI VINODRAI SHAH (NIRALI & CO) promoter of Project RAJ GRUHI RESIDENCE II 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 RAJ GRUHI RESIDENCE II 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 within which the project shall be completed by me/us is 31/12/2029.
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 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.

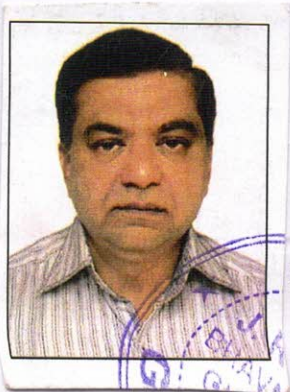
8. I shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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 31ST day of **MAY 2023**



Deponent



SOLEMNLY AFFIRMED & SIGNED
BEFORE ME

JAYPAL SINGH R. JADEJA
NOTARY, BHAVNAGAR



IN-GJ53717486361170V



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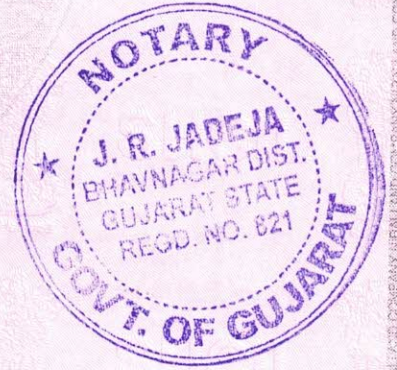
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Serial No. 13914 / 2023

01 / 06 / 2023

JAYPALSINH R. JADEJA
NOTARY, BHAVNAGAR.

Certificate No. : IN-GJ53717486361170V
Certificate Issued Date : 28-Apr-2023 01:47 PM
Account Reference : IMPACC (SV)/ gj13339604/ BHAVNAGAR/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1333960434072658211435V
Purchased by : NIRALI AND COMPANY
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : RERA AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : NIRALI AND COMPANY
Second Party : NA
Stamp Duty Paid By : NIRALI AND COMPANY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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3. 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. KISHORBHAI VINODRAI SHAH authorized signatory of NIRALI & CO. for the project RAJ GRUHI RESIDENCE II situated at PLOT NO.1858/A-1 C SUR NO.3068, WARD NO.6, SHEET NO.260, RUPANI CIRCLE, SARDARNAGAR, KRISHNANAGAR, BHAVNAGAR.

Mr. KISHORBHAI VINODRAI SHAH authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state asunder;

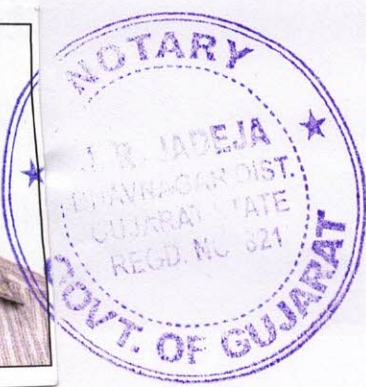
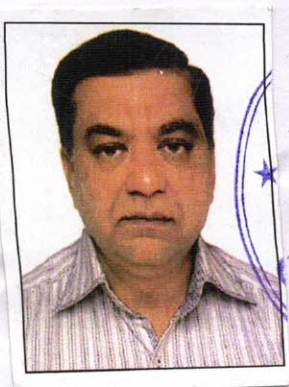
I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017.

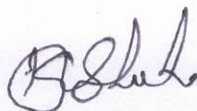
Our project RAJ GRUHI RESIDENCE II is in the BHAVNAGAR MUNICIPAL CORPORATION area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage net work of the BHAVNAGAR MUNICIPAL CORPORATION municipal corporation. With prior permission of the 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.

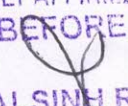
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.




Deponent

SOLEMNLY AFFIRMED & SIGNED
BEFORE ME


JAYPALSIKH R. JADEJA
NOTARY, BHAVNAGAR.