

Regd. No.: 2111
Date: 10/05/2021

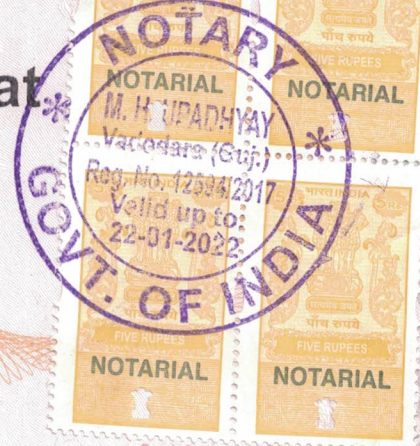
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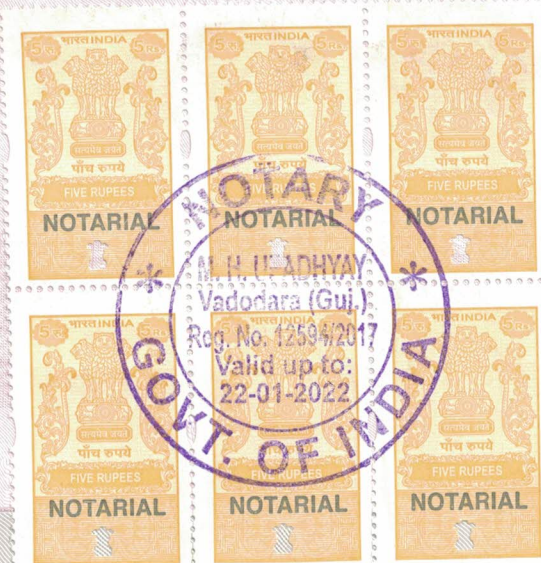
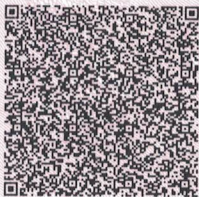
सत्यमेव जयते

Government of Gujarat

Certificate of Stamp Duty



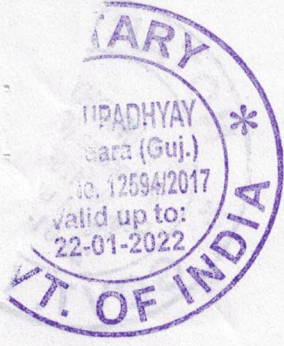
Certificate No. : IN-GJ47915298827041T
Certificate Issued Date : 10-May-2021 02:27 PM
Account Reference : IMPACC (SV)/ gj13060704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1306070431714163915774T
Purchased by : AMIT PARMAR
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MR ROSHAN NARAYANRAO TALEKAR
Second Party : Not Applicable
Stamp Duty Paid By : MR ROSHAN NARAYANRAO TALEKAR
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021191123

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'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **MR. ROSHAN NARAYANRAO TALEKAR** Partner of **SAI SQUARE DEVELOPERS** or Promoter of **HERITAGE SQUARE**: -Bearing SURVEY NO. 231, CITY SURVEY NO. 583, 599, 600 & 601 admeasuring 1281.35 sq. mts. Area Authority name Vadodara Mahanagar Palika, Village Kasba, Taluka Vadodara, District Vadodara, vide his authorization dated **07/05/2021**.

Affidavit cum Declaration of **MR. ROSHAN NARAYANRAO TALEKAR** Partner of **SAI SQUARE DEVELOPERS** or Promoter of **HERITAGE SQUARE** vides his authorization dated **07/05/2021**.

I, partner of the proposed project do hereby solemnly declare, undertake and state as under:

1. I have legal title to the land on which the development of the proposed project is to be carried out

AND

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

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **31/03/2024**.
4. That seventy per cent of the amounts realised by me 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 will 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. That I will take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



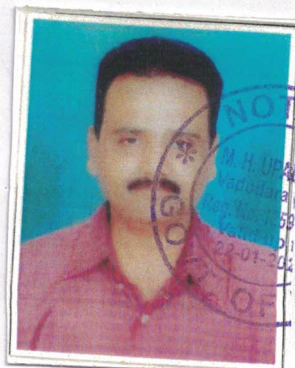
FOR SAI SQUARE DEVELOPERS,

MR. ROSHAN NARAYANRAO TALEKAR
(Partner)

Verification

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

Verify by me at my place on this **07/05/2021**.

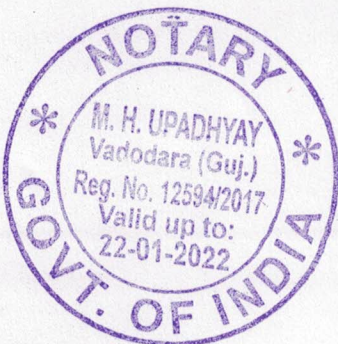


FOR SAI SQUARE DEVELOPERS,

MR. ROSHAN NARAYANRAO TALEKAR
(Partner)

ATTESTED BY

M. H. UPADHYAY
NOTARY



10 MAY 2021



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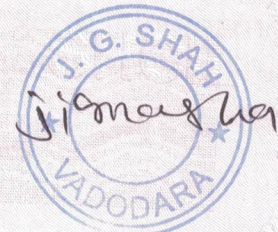
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Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ47913450912134T
 Certificate Issued Date : 10-May-2021 02:23 PM
 Account Reference : IMPACC (SV)/ gj13060704/ BARODA/ GJ-BA
 Unique Doc. Reference : SUBIN-GJGJ1306070431710692611270T
 Purchased by : AMIT PARMAR
 Description of Document : Article 18 Certificate or Other Document
 Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MR ROSHAN NARAYANRAO TALEKAR
 Second Party : Not Applicable
 Stamp Duty Paid By : MR ROSHAN NARAYANRAO TALEKAR
 Stamp Duty Amount(Rs.) : 300
 (Three Hundred only)



LB 0021191125

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AFFIDAVIT

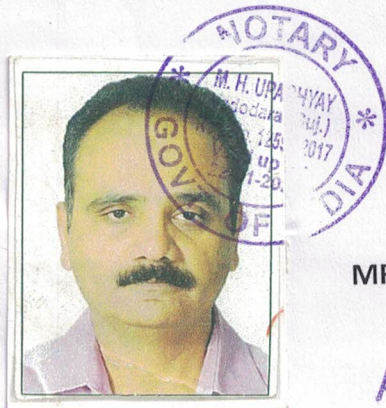
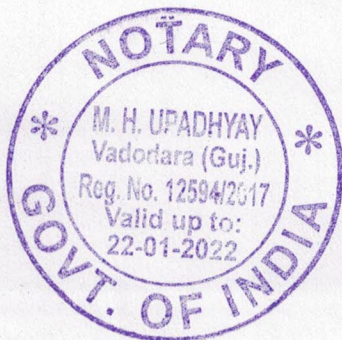
Affidavit cum declaration of **MR. ROSHAN NARAYANRAO TALEKAR** Duly Authorized Signatory of **SAI SQUARE DEVELOPERS** for Project **HERITAGE SQUARE** at SURVEY NO. 231, CITY SURVEY NO. 583, 599, 600 & 601 admeasuring 1281.35 sq. mts. Of Village KASBA, Taluka Vadodara, District Vadodara, PIN-390004.

I **MR. ROSHAN NARAYANRAO TALEKAR** Authorized Signatory by **SAI SQUARE DEVELOPERS** of project **HERITAGE SQUARE** do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration (**APPLIED**) for my above mentioned project.

In the submitted Plans (approved by competent authority) is not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant Mr. Chetan J Shah (Membership No. 158055) is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form – 3 carpet area calculation, I/We are bound to pay the same.



FOR SAI SQUARE DEVELOPERS,

Amu
MR. ROSHAN NARAYANRAO TALEKAR
(Partner)

ATTESTED BY

M. H. Upadhyay
M. H. UPADHYAY
NOTARY

11 0 MAY 2021

Regd. No.: 2105
Date: 10/05/2021

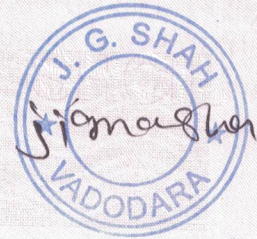


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Certificate of Stamp Duty



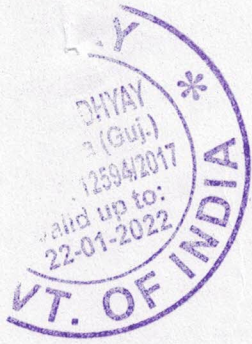
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Unique Doc. Reference : SUBIN-GJGJ1306070431712855639140T
Purchased by : AMIT PARMAR
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MR ROSHAN NARAYANRAO TALEKAR
Second Party : Not Applicable
Stamp Duty Paid By : MR ROSHAN NARAYANRAO TALEKAR
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021191124

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AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **MR. ROSHAN NARAYANRAO TALEKAR** authorized signatory of **SAI SQUARE DEVELOPERS** for the project **HERITAGE SQUARE** B/H. Apsara Skyline Shopping Mall, Pratapnagar Main Road, Vadodara – 390004.

I **MR. ROSHAN NARAYANRAO TALEKAR** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

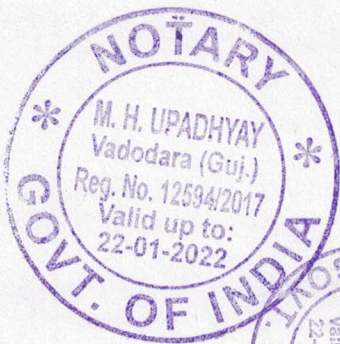
I/we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS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

Our project **HERITAGE SQUARE** is in the Vadodara Mahanagar Palika municipal corporation area. There exists drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vadodara Mahanagar Palika Municipal Corporation. With prior permission of Vadodara Mahanagar Palika 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 end 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.



FOR SAI SQUARE DEVELOPERS,

[Signature]
MR. ROSHAN NARAYANRAO TALEKAR
(Partner)

ATTESTED BY
[Signature]
M. H. UPADHYAY
NOTARY

11 0 MAY 2021