

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty

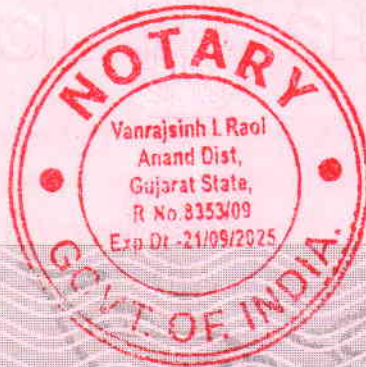


सत्यमेव जयते

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ64219681085580U  
Certificate Issued Date : 25-May-2022 12:42 PM  
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN  
Unique Doc. Reference : SUBIN-GJGJ1306171159975406116778U  
Purchased by : VRUNDAVAN DEVELOPERS  
Description of Document : Article 14 Bond  
Description : AFFIDAVIT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : VRUNDAVAN DEVELOPERS  
Second Party : Not Applicable  
Stamp Duty Paid By : VRUNDAVAN DEVELOPERS  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



₹300

IN-GJ64219681085580U

JD 0003785358

Statutory Alert:

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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. Nimeshkumar Ashokbhai Patel; duly authorized by the promoter of Vrundavan Residency, vide its authorization dated 10.05.2022.

I, Mr. Nimeshkumar Ashokbhai Patel; duly authorized by the promoter of Vrundavan Residency, do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of Vrundavan Residency is proposed;
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31.03.2028.
4. Seventy per cent of the amounts realised by 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. We 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Deponent  
( Nimeshkumar Ashokbhai Patel )  
(Authorized Signatory)

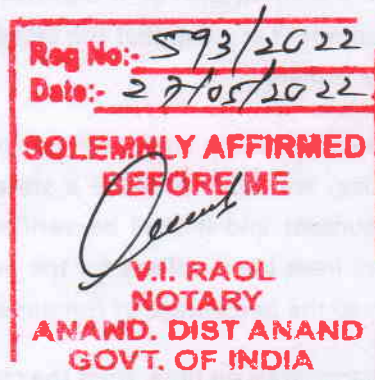
Verification

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 Anand on this 10th day of May-2022.

*N.A. Patel*

Deponent  
(Nimeshkumar Ashokbhai Patel)  
(Authorized Signatory)



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 **भारत सरकार**  
**GOVERNMENT OF INDIA**



निमेषकुमार अशोकभाई पटेल  
Nimeshkumar Ashokbhai Patel  
जन्म तारीख/DOB: 01/05/1980  
पुरुष/ MALE



**8612 6696 5216**

**મારો આધાર, મારી ઓળખ**

 **भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**સરનામું :**  
S/O અશોકભાઈ પટેલ, તુલસી શ્યામ,  
પુરોહિત ડાઈનિંગ હોલ પાછળ, વલ્લભ  
વિદ્યાનગર, આણંદ,  
ગુજરાત - 388120

**Address :**  
S/O Ashokbhai Patel, Tulsi  
Shyam, Behind Purohit  
Dining Hall, Vallabh  
Vidyanagar, Anand,  
Gujarat - 388120



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 P.O. Box No. 1947,  
Bengaluru-560 001

*N. N. Patel*



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Gujarat

### Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

**Certificate No.** : IN-GJ64217941876719U

**Certificate Issued Date** : 25-May-2022 12:41 PM

**Account Reference** : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN

**Unique Doc. Reference** : SUBIN-GJGJ1306171159980952468756U

**Purchased by** : VRUNDAVAN DEVELOPERS

**Description of Document** : Article 14 Bond

**Description** : AFFIDAVIT

**Consideration Price (Rs.)** : 0  
(Zero)

**First Party** : VRUNDAVAN DEVELOPERS

**Second Party** : Not Applicable

**Stamp Duty Paid By** : VRUNDAVAN DEVELOPERS

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



₹300

IN-GJ64217941876719U

JD 0003785355

#### Statutory Alert:

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FORM B-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY PROMOTOR OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of **Mr. Nimeshkumar Ashokbhai Patel**; duly authorized by the promoter of the proposed project vide its authorization dated **10.05.2022**.

I, **Mr. Nimeshkumar Ashokbhai Patel**; duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. We have entered into an agreement with **Nimeshkumar Ashokbhai Patel & Hasmukhbhai Jashbhai Patel** by the way of registered Development agreement / joint development agreement, Registered on date **30.04.2022** at sub Registrar office **Anand** to develop the land bearing **Survey No/FP no 2571** of **Bakrol Village, Anand City**. (said land).

2. That **Nimeshkumar Ashokbhai Patel & Hasmukhbhai Jashbhai Patel** have/has a 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 owner and me (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That We will abide by all the conditions of the Development/ joint Development agreement and fulfil All my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/ development rights. I will keep the authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

4. That, We will be liable for fulfilment of my obligations under the Act towards the allottees of the units/apartments.

*N. Patel*

Deponent  
(Nimeshkumar Ashokbhai Patel)  
(Authorized Signatory)

## Verification

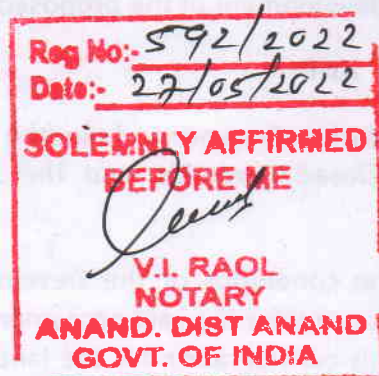
The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Anand on this 10th day of May-2022.



*N. K. Patel*

Deponent  
(Nimeshkumar Ashokbhai Patel)  
(Authorized Signatory)





 **भारत सरकार**  
GOVERNMENT OF INDIA



निमेषकुमार अशोकभाई पटेल  
Nimeshkumar Ashokbhai Patel  
जन्म तारीख/DOB: 01/05/1980  
पुरुष/ MALE

8612 6696 5216

भारो आधार, भारी ओलाખ

 **भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

संलग्न :  
S/O अशोकभाई पटेल, तुलसी श्याम,  
पुरोहित डाइनिंग हॉल पाछा, पल्लव  
विद्यानगर, आणंद,  
गुजरात - 388120

Address :  
S/O Ashokbhai Patel, Tulsi  
Shyam, Behind Purohit  
Dining Hall, Vallabh  
Vidyanagar, Anand,  
Gujarat - 388120



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P.O. Box No. 1947,  
Bengaluru-560 001

*N.A. Patel*



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

₹300

₹300 ₹300 ₹300 ₹300

**Certificate No.** : IN-GJ64218683801670U  
**Certificate Issued Date** : 25-May-2022 12:42 PM  
**Account Reference** : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN  
**Unique Doc. Reference** : SUBIN-GJGJ1306171159979641174520U  
**Purchased by** : VRUNDAVAN DEVELOPERS  
**Description of Document** : Article 14 Bond  
**Description** : AFFIDAVIT  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : VRUNDAVAN DEVELOPERS  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : VRUNDAVAN DEVELOPERS  
**Stamp Duty Amount(Rs.)** : 300  
(Three Hundred only)



₹300

IN-GJ64218683801670U



JD 0003785356

**Statutory Alert:**

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FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY  
1) PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE  
OWNER OF LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit Cum Declaration

Joint affidavit cum declaration of,

1. **Mr. Nimeshkumar Ashokbhai Patel**; duly authorized by the promoter of the proposed project vide its authorization dated **10.05.2022**.

AND

2. **Nimeshkumar Ashokbhai Patel & Hasmukhbhai Jashbhai Patel** owner of the project land.

We, 1) **Mr. Nimeshkumar Ashokbhai Patel**; duly authorized by the promoter of the proposed project, AND 2) **Nimeshkumar Ashokbhai Patel & Hasmukhbhai Jashbhai Patel** owner of the project land, do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement/ Joint development agreement, registered on the date **30.04.2022** at sub Registrar office **Anand** to develop the land bearing **survey No/FP No. 2571** of **Bakrol Village, Anand** (said land):
- B. That, **Nimeshkumar Ashokbhai Patel & Hasmukhbhai Jashbhai Patel** has a legal title to the land on which the development of the proposed projects 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 me (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

- C. That, we will abide by all the conditions of the Development / joint Development agreement and fulfil all our obligations under the said agreement, specifically the obligation of transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.
- D. That, we undertake to sign and execute all the documents necessary for Conveyance/transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

## Deponent

1. Mr. Nimeshkumar Ashokbhai Patel  
(Authorized Signatory)(Promoter)

*N. A. Patel*

2. Nimeshkumar Ashokbhai Patel  
(Land Owner)

*N. A. Patel*

3. Hasmukhbhai Jashbhai Patel  
(Land Owner)

*H. J. Patel*



## Verification

The content of our above joint affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verify by us at **Anand** on this 10Th, day of May - 2022.



1. Mr. Nimeshkumar Ashokbhai Patel  
(Authorized Signatory)(Promoter)

*N. A. Patel*



2. Nimeshkumar Ashokbhai Patel  
(Land Owner)

*N. A. Patel*



3. Hasmukhbhai Jashbhai Patel  
(Land Owner)

*H. J. Patel*



ARY  
ajsinh I. Rool  
Anand Dist,  
Gujarat State,  
R No. 01/09  
Exp Dt - 21/03/2011

 **भारत सरकार**  
**GOVERNMENT OF INDIA**

 **निमेषकुमार अशोकभाई पटेल**  
**Nimeshkumar Ashokbhai Patel**  
जन्म तारीख/DOB: 01/05/1980  
पुरुष/ MALE



**8612 6696 5216**

**મારો આધાર, મારી ઓળખ**

 **भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**સરનામું :**  
S/O અશોકભાઈ પટેલ, તુલસી શ્યામ,  
પુરોહિત ડાઈનિંગ હોલ પાછળ, વલ્લભ  
વિદ્યાનગર, આણંદ,  
ગુજરાત - 388120

**Address :**  
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Shyam, Behind Purohit  
Dining Hall, Vallabh  
Vidyanagar, Anand,  
Gujarat - 388120



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 P.O. Box No. 1947,  
Bengaluru-560 001

*N.A. Patel*

ભારત સરકાર

GOVERNMENT OF INDIA

હસમુખભાઈ પટેલ

Hasmukhbhai Patel

જન્મનું વર્ષ / Year of Birth : 1955

પુરુષ / Male



8608 4004 8585

સામાન્ય માણસનો અધિકાર





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકારક

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:

S/O: જશભાઈ પટેલ, ઉંડી ખડકી,  
તારાપુર, આનંદ, તારાપુર,  
ગુજરાત, 388180

Address:

S/O: Jashbhai Patel, undi  
khadki, Tarapur, Anand,  
Tarapur, Gujarat, 388180



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Bengaluru-560 001

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty



सत्यमेव जयते

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ64219072958604U  
Certificate Issued Date : 25-May-2022 12:42 PM  
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN  
Unique Doc. Reference : SUBIN-GJGJ1306171159977653222686U  
Purchased by : VRUNDAVAN DEVELOPERS  
Description of Document : Article 14 Bond  
Description : AFFIDAVIT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : VRUNDAVAN DEVELOPERS  
Second Party : Not Applicable  
Stamp Duty Paid By : VRUNDAVAN DEVELOPERS  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



₹300

IN-GJ64219072958604U

JD 0003785357

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3. In case of any discrepancy please inform the Competent Authority.

## Affidavit Cum Declaration

Affidavit cum declaration of **Mr. Nimeshkumar Ashokbhai Patel**, duly authorized by promoter of the project **Vrundavan Residency**, situated at **Opposite- Vinukaka Institute, Vadtal Road, Bakrol, Anand-388350, Gujarat.**

I, **Mr. Nimeshkumar Ashokbhai Patel**, duly authorized by promoter of **Vrundavan Residency** (proposed project), do here by, solemnly declare, undertake and state as under;

We submitted and got approval of our plan/layout in which Location of Drainage line / Septic Tank & Soak Pit / Septic Tank & Soak Well in Lay Out Plan for sewerage Disposal system are not shown as per CGDCR/ NBC. 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 CGDCR -2017. OR

Our project **Vrundavan Residency** is in the Bakrol municipal corporation area. There exists drainage network in surrounding of project area. I will connect drainage network of my project with existing drainage network of Bakrol municipal corporation with prior permission of Bakrol municipal corporation prior to giving possession to allottees.

We further undertake that, we will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per CGDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

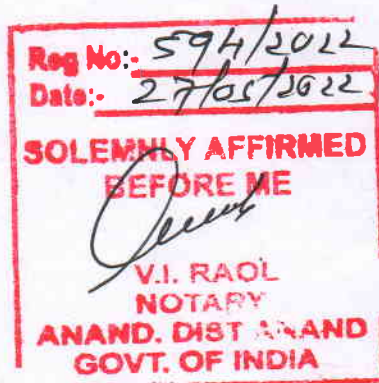
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

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

*N. A. Patel*

(**Mr. Nimeshkumar Ashokbhai Patel**)  
(Authorized Representative)

Date: 10.05.2022  
Place: ANAND





 भारत सरकार  
GOVERNMENT OF INDIA

 निमेषकुमार अशोकभाई पटेल  
Nimeshkumar Ashokbhai Patel  
जन्म तारीख/DOB: 01/05/1980  
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Bengaluru-560 001

*N. N. Patel*

# VRUNDAVAN DEVELOPERS

## Declaration for Authorized Signatory for RERA

We, partners of Vrundavan Developers named as under,

1. Nimeshkumar Ashokbhai Patel
2. Hasmukhbhai Jashbhai Patel

hereby solemnly affirm and declare that, **Nimeshkumar Ashokbhai Patel** to act as an authorized signatory for the business, for which application for registration is being filed/made under the Real Estate (Regulation and Development) Act, 2016.

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

| S.No. | Full Name                          | Designation/Status | Signature         |
|-------|------------------------------------|--------------------|-------------------|
| 1.    | <b>Nimeshkumar Ashokbhai Patel</b> | <b>Partner</b>     | <i>N.A. Patel</i> |
| 2.    | <b>Hasmukhbhai Jashbhai Patel</b>  | <b>Partner</b>     | <i>H.J. Patel</i> |

## Acceptance as an authorized signatory

I, **Nimeshkumar Ashokbhai Patel**, 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

*N.A. Patel*

**PARTNER**

Designation Status : **Co-Promoter**

Date : **05.06.2021**

Place : **Anand.**

---

✚ Regd. Off. At & P.O Tarapur- Undi Khadaki, Dist:- Anand-388180  
✚ E-mail : vrundavandevlopers2021@gmail.com :- Mo. 9825087922

VRUNDAVAN DEVELOPERS

PARTNER