

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No.

IN-GJ00636942624030U

Certificate Issued Date

02-Feb-2022 04:15 PM

Account Reference

IMPACC (AC)/ gj13240911/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1324091134515544144320U

Purchased by

VIRAJ S PAWASKAR

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

DECLARATION, SUPPORTED BY AN AFIDAVIT

Consideration Price (Rs.)

0

(Zero)

First Party

SUMIT UDAY PAWAR

Second Party

Not Applicable

Stamp Duty Paid By

SUMIT UDAY PAWAR

Stamp Duty Amount(Rs.)

300

(Three Hundred only)

Regd. No.: 0038

Date: 02/02/2022



₹300

IN-GJ00636942624030U

LB 0006116454

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.
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3. 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 **Mr. SUMIT UDAY PAWAR**, Promoter of project / duly authorized by promoters of **ASHTAVINAYAK DEVELOPERS** of the Project Name: "**GAJANAN RESIDENCY-II**" Plot No.-2, C. S No. 49, Vibhag-B TIKA No. 3/2, T.P. No.- F.P. No.-, O.P.No.-, Admeasuring Area or Plot: **618.6433 (Sq.Mts.)** paiki **171.66 (Sq. Mts)** Net Area of Planning: **165.90 (Sq.Mts.)**, of Mouje Village **Dandia Bazar**, Tal.: Vadodara, Dist.- Vadodara, Gujarat-390001. Authority Name **VMC**, District. **VADODARA**, Vide Its/his / their Authorized Dated: 02/02/2022.

Affidavit cum Declaration of **Mr. SUMIT UDAY PAWAR**, promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: 02.02.2022

I, **Mr. SUMIT UDAY PAWAR** 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 "**GAJANAN RESIDENCY-II**" the project is proposed

OR

ASHTAVINAYAK DEVELOPERS has legal title or the land on which the development of "**GAJANAN RESIDENCY-II**" 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.

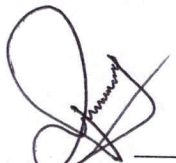
OR

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 **31/12/2024**.
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.

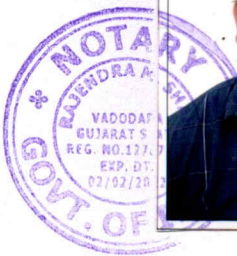
5. That the amounts for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawal after it is certified by an engineer, an architect and a chartered accountant 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.
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.

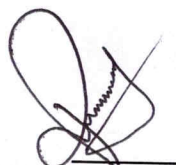


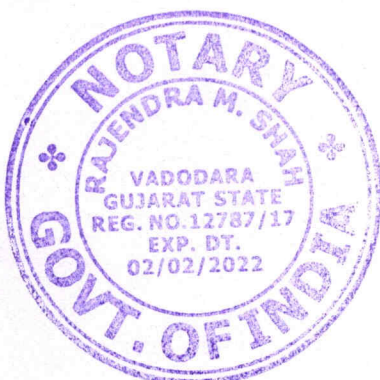

(Mr. SUMIT UDAY PAWAR)
Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom Verify by me at VADODARA on this 02 February 2022.




(Mr. SUMIT UDAY PAWAR)
Deponent



I solemnly Affirmed / Declared
Sworn Before me by Sumit Pawar

02/02/2022
RAJENDRA M. SHAH
NOTARY
(GOVT OF INDIA)

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Regd. No. : 0039.

Date : 02/02/2022

Certificate No.

IN-GJ00640304151039U

Certificate Issued Date

02-Feb-2022 04:17 PM

Account Reference

IMPACC (AC)/ gj13240911/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1324091134522084938237U

Purchased by

VIRAJ S PAWASKAR

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

Affidavit Cum Declaration

Consideration Price (Rs.)

0

(Zero)

First Party

SUMIT UDAY PAWAR

Second Party

Not Applicable

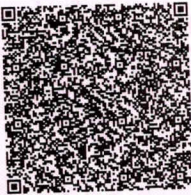
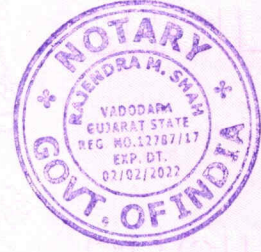
Stamp Duty Paid By

SUMIT UDAY PAWAR

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



₹300

IN-GJ00640304151039U

LB 0006116455

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Affidavit Cum Declaration

Affidavit Cum Declaration of **Mr. SUMIT UDAY PAWAR** Authorized Signatory of **ASHTAVINAYAK DEVELOPERS** for The Project "**GAJANAN RESIDENCY-II**" Situated At: Plot No.-2, C. S No. 49, Vibhag-B TIK A No. 3/2, T.P. No.- F.P. No.-, O.P.No.-, Admeasuring Area or Plot: **618.6433 (Sq.Mts.) paiki 171.66 (Sq, Mts)** Net Area of Planning: **165.90 (Sq.Mts.)**, of Mouje Village Dandia Bazar, Tal.: Vadodara, Dist.- Vadodara, Gujarat-390001. vide its/his/her/their authorization dated 02.02.2022

I **SUMIT UDAY PAWAR** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

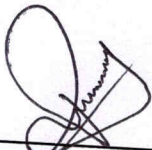
I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 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. SUMIT UDAY PAWAR



Deponent

Date: 02/02/2022

Place: VADODARA



Solemnly Affirmed / Declared
Sworn Before me by **Sumit Pawar**.

RAJENDRA M. SHAH
NOTARY
(GOVT. OF INDIA)



ASHTAVINAYAK DEVELOPERS

110, ARPAN COMPLEX, NR.DELUX CHAR RASTA,
NIZAMPURA VADODARA - 390 002.

E-Mail:- ashtavinayakdevelopers02@gmail.com
PH:- (0265) 2781203.

Authority Letter

We the undersigned partners of **ASHTAVINAYAK DEVELOPERS**, hereby accept and confirm that, said firm has develop a scheme named as **GAJANAN RESIDENCY** situated at Dandia Bazar, Babajipura, Vadodara.

We the partners do hereby authorize 1] **Shailesh D. Jadhav** 2] **Sumit U. Pawar** to sign on behalf of firm as individually or in jointly, to execute Agreement to Sale, Sale Deeds or any other document before Sub Register Office in favor its prospective purchasers/buyers and that the same will be binding on all of us as well as the firm, its legal heris and assigns in above referred property.

ASHTAVINAYAK DEVELOPERS

PARTNER

ABHIJIT KEMKAR

ASHTAVINAYAK DEVELOPERS

PARTNER

AASHMA KEMKAR

ASHTAVINAYAK DEVELOPERS

PARTNER

SHAILESH JADHAV

ASHTAVINAYAK DEVELOPERS

PARTNER

AAROHI JADHAV

ASHTAVINAYAK DEVELOPERS

PARTNER

PARIMAL PATEL

ASHTAVINAYAK DEVELOPERS

PARTNER

SUMIT PAWAR

ASHTAVINAYAK DEVELOPERS

PARTNER

ASHWINI KORANNE



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

NO. : 235
DATE : 5/2/2022

Certificate No. : IN-GJ02414118423690U

Certificate Issued Date : 05-Feb-2022 12:25 PM

Account Reference : IMPACC (AC)/ gj13240911/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1324091138017378506380U

Purchased by : VIRAJ S PAWASKAR

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

Description : Affidavit

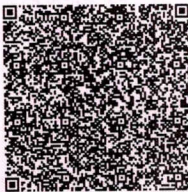
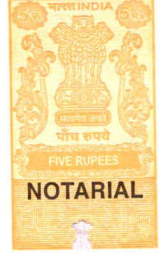
Consideration Price (Rs.) : 0
(Zero)

First Party : SUMIT UDAY PAWAR

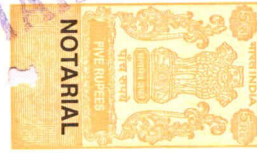
Second Party : Not Applicable

Stamp Duty Paid By : SUMIT UDAY PAWAR

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



₹300



LB 0006116456

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Affidavit

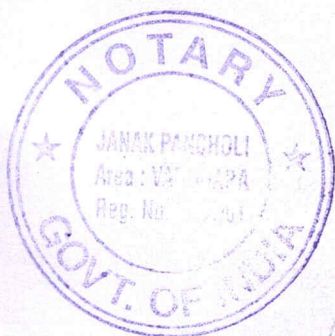
Affidavit cum declaration of **MR. SUMIT UDAY PAWAR** Promoter / Duly authorized Signatory of **ASHTAVINAYAK DEVELOPERS** for Project **GAJANAN RESIDENCY-II**. Plot No.-2, C. S No. 49, Vibhag-B TIKA No. 3/2, T.P. No.- F.P. No.-, O.P.No.-, Admeasuring Area or Plot: **618.6433 (Sq.Mts.) paiki 171.66 (Sq, Mts)** Net Area of Planning: **165.90 (Sq.Mts.)**, of Mouje Village **Dandia Bazar**, Tal.: Vadodara, Dist.- Vadodara, Gujarat-390001. vide its/his/her/their authorization dated 05.02.2022.

I **MR. SUMIT UDAY PAWAR** authorized Signatory by the promoter **ASHTAVINAYAK DEVELOPERS** do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration No- TO BE APPLIED for my above-mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant Mr.**CA NIRAVKUMAR MANUBHAI SHAH (NIRAV SHAH & ASSOCIATES)** 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.



Promoter

MR. SUMIT UDAY PAWAR

Date : 05/02/2022
Place : Vadodara

Solemnly Affirmed Declared
Sworn Before me by Pawar S.U.

Janak
5/2/2022
JANAK PANCHOLI
NOTARY