

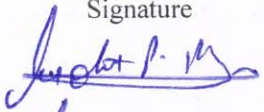
Declaration for Authorized signatory

We,

1. MOHIT PRAVINBHAI VAGHANI
2. PANKAJKUMAR BECHARBHAI MUNJANI

Hereby solemnly affirm and declare that MOHIT PRAVINBHAI VAGHANI to act as an authorized signatory for the business SAGAR INFRA FOR UPANISHAD HEIGHTS 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.

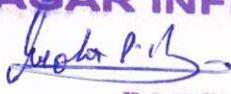
S.No.	Full Name	Designation/Status	Signature
1.	MOHIT PRAVINBHAI VAGHANI	PARTNER	
2.	PANKAJKUMAR BECHARBHAI MUNJANI	PARTNER	

Acceptance as an authorized signatory

I MOHIT PRAVINBHAI VAGHANI here by solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place. Bhavnagar
Date. 05/05/2022

Signature of Authorized signatory


SAGAR INFRA
PARTNER
MOHIT PRAVINBHAI VAGHANI
Partner



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

SR. No. 0331/2022
HITESHKUMAR U. TUVAR
Notary
Government of India-Bhavnagar
MY COMMISSION
EXPIRES ON 30/01/2025

Certificate No. : IN-GJ51821081190388U
Certificate Issued Date : 02-May-2022 05:24 PM
Account Reference : IMPACC (AC)/ gj13122211/ BHAVNAGAR/ GJ-BV
Unique Doc. Reference : SUBIN-GJGJ1312221135545338944565U
Purchased by : BHAVESH P MOJIDRA
Description of Document : Article 14 Bond
Description : RERA AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SAGAR INFRA PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : SAGAR INFRA PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

24 MAY 2022



KC 0026467195

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcifirstamp.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. VAGHANI MOHIT PRAVINBHAI authorised signatory of SAGAR INFRA for the project UPANISHAD HEIGHTS situated at PLOT NO.1565/A-1, C.S.NO.3268/B PAIKI, WARD NO.6, SHEET NO.292, SARDARNAGAR, KRISHNANAGAR, BHAVNAGAR

Mr. VAGHANI MOHIT PRAVINBHAI authorised 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 UPANISHAD HEIGHTS 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 drainagenet work of the BHAVNAGAR MUNICIPAL CORPORATION municipal corporation. with prior permission of the BHAVNAGAR MUNICIPAL CORPORATION prior to giving possession toallottees.

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.



SAGAR INFRA

[Signature]
Deponent

PARTNER

SOLEMNLY AFFIRMED BEFORE ME

by Vaghani mohit

Pravinbhai

Who is Identified by Self

Advocate whom I know personally.

[Signature]

HITESHKUMAR U. TUVAR

24 MAY 2022 NOTARY
GOVERNMENT OF INDIA



ભારત સરકાર
Government of India



વાઘાણી મોહિત પ્રવિણભાઈ
Vaghani Mohit Pravinbhai
જન્મ તારીખ / DOB : 24/05/1988
પુરુષ / Male



8699 9743 3821

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું:

એમ.આઈ.જી-6, શેરી નં-4, ગઢેચી
વડલા, શાસ્ત્રીનગર, ભાવનગર,
ભાવનગર પરા, ગુજરાત, 364003

Address:

M.I.G-6, Sheri No-4, Gadhechi
Vadla, Shastrinagar, Bhavnagar,
Bhavnagar Para, Gujarat, 364003

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1800 300 1947

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Certificate of Stamp Duty

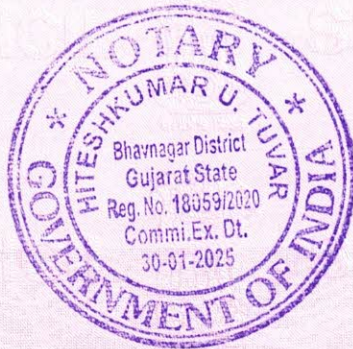


सत्यमेव जयते

SR. No. 0332/1622
HITESHKUMAR U. TUVAR
Notary
Government of India-Bhavnagar
MY COMMISSION
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24 MAY 2022



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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. VAGHANI MOHIT PRAVINBHAI promoter of SAGAR INFRA
FOR UPANISHAD HEIGHTS), vide its/his/her/their authorization dated 01/05/2022.

I, VAGHANI MOHIT PRAVINBHAI promoter of SAGAR INFRA FOR UPANISHAD
HEIGHTS) do hereby solemnly declare, undertake and state as under that;

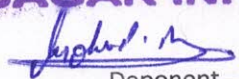
1. I/we have a legal title to the land on which the development of UPANISHAD HEIGHTS is proposed;

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 period within which the project shall be completed by me/us is 31/12/2026.
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.



SAGAR INFRA

Deponent
PARTNER

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at **BHAVNAGAR** on this **05TH** day of **MAY 2022**



SAGAR INFRA
Deponent
PARTNER

SOLELY AFFIRMED BEFORE ME

by Vaghni Mohit

Plaintiff

Who is Identified by Self

Advocate whom I know personally. Hitesh Notary's Stamp

HITESHKUMAR U. TUVAR
NOTARY
GOVERNMENT OF INDIA

24 MAY 2022





ભારત સરકાર
Government of India

વાઘાણી મોહિત પ્રવિણભાઈ
Vaghani Mohit Pravinbhai
જન્મ તારીખ / DOB : 24/05/1988
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આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ યોજના અધિકારણ
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