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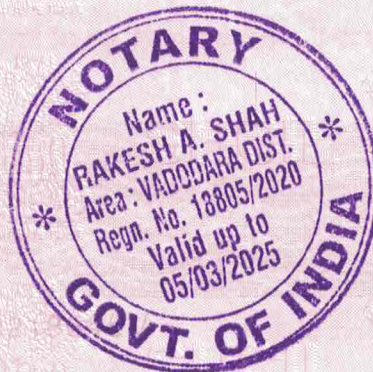
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. : 995.

Date : 30/03/2023

Certificate No. : IN-GJ35641188218545V
Certificate Issued Date : 30-Mar-2023 04:46 PM
Account Reference : IMPACC (CA)/ gj13240006/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1324000698162446617761V
Purchased by : RAKESH SHAH
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VINAYAK BUNGLOWS
Second Party : Not Applicable
Stamp Duty Paid By : VINAYAK BUNGLOWS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0036499621

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.



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are available at www.stockholding.com.

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

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./Ms. Hemant Natavrlal Padaria, Partner of Vinayak Infra, promoter /duly authorized by the promoter of **Vinayak Bungalows** (Name of proposed project), vide its/his/her/their authorization dated 18.02.2021.

I, Hemant Natavrla Padaria, Partner of Vinayak Infra promoter/duly authorized by the promoter of **Vinayak Bungalows** (Name of the proposed project) 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 _____
(Name of the proposed project) is proposed;

OR

Vinayak Infra have/has a legal title to the land on which the development of **Vinayak Bungalows** (Name of 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.

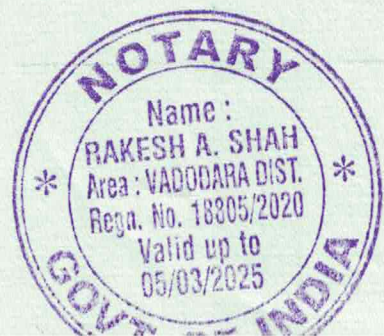
2. the said land is free from all encumbrances.

OR

~~details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details,~~

3. the time period within which the project shall be completed by me/us is **31/03/2026**.
4. seventy percent 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.

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

[Signature]
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 Vadodara on this 28th day of March, 2023.



[Signature]
Deponent



Signed Before Me

[Signature]
RAKESH A. SHAH
NOTARY, (Govt. of India)

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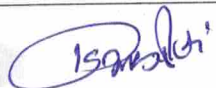
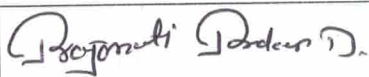
Authoixity Letter

We, VINAYAK INFRA, consisting of Mr. Karamshibhai Dahyabhai Prajapati, Mr. Ashokbhai Damjibhai Prajapati, Mr. Bhavesh Tribhovanbhai Patel, Mr. Pradeep Dhanjibhai Prajapati, Mr. Nileshbhai Dhanjibhai Prajapati, Mr. Bhikhubhai Kalubhai Prajapati, Mrs. Shreya Karamshibhai Prajapati, Mr. Avirajsinh Kalubhai Parmar, Mr. Hemant Natvarlal Padaria, Mr. Ashish Jagdishchandra Mehta, Mr. Manish Devendrabhai Majmundar, Mr. Himanshu Duhabhai Patel, Mr. Nilesh Arvindlal Shah & Mr. Ganubhai Nagabhai Bharvad hereby authorize Mr. Hemant Natvarlal Padaria whose signature is attested below and is hereby authorized to sign /execute and submit all the necessary papers, letters, forms, agreements, documents, writings, submissions, etc to be submitted by the Firm in connection with any statutory registrations.

Specimen Signature of Authorized Signatory

Name of Authorised Signatory	Designation	Signature
Hemant Natvarlal Padaria	PARTNER	

Yours faithfully,

Sr. No.	Promoter's Name	To be signed hereby the Partners
1	Karamshibhai Dahyabhai Prajapati	
2	Ashokbhai Damjibhai Prajapati	Ashok. D. Damjibhai
3	Bhavesh Tribhovanbhai Patel	
4	Pradeep Dhanjibhai Prajapati	

5	Nileshbhai Dhanjibhai Prajapati	<u>N. D. Prajapati</u>
6	Bhikhubhai Kalubhai Prajapati	<u>Bhikhu K. P.</u>
7	Shreya Karamshibhai Prajapati	<u>Shreya Prajapati</u>
8	Avirajsinh Kalubhai Parmar	<u>Avirajsinh</u>
9	Hemant Natvarlal Padaria	<u>Hemant</u>
10	Ashish Jagdishchandra Mehta	<u>Ashish</u>
11	Manish Devendrabhai Majmunder	<u>M. D. Majmunder</u>
12	Himanshu Duhabhai Patel	<u>H. D. Patel</u>
13	Nilesh Arvindlal Shah	<u>N. D. Shah</u>
14	Ganubhai Nagabhai Bharvad	<u>G. N. Bharvad</u>

Date: 31/01/2023

Place: Vadodara



IN-GJ69371070342532V



सत्यमेव जयते

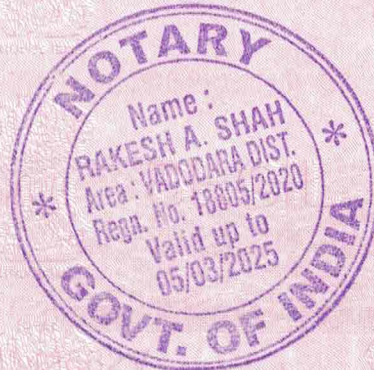
INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd. No. : 1590

Date : 24/05/2023

Certificate No. : IN-GJ69371070342532V
Certificate Issued Date : 24-May-2023 11:49 AM
Account Reference : IMPACC (CA)/ gj13240006/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1324000664948487082571V
Purchased by : RAKESH SHAH
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VINAYAK INFRA
Second Party : Not Applicable
Stamp Duty Paid By : VINAYAK INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0043763805

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



Affidavit Cum Declaration

Affidavit cum declaration of Mr. Hemant Padaria, Authorized Signatory of Vinayak Infra for the project (Vinayak Bungalows) situated at (Revenue Survey No. 815/1/A/Paiki 2, T.P. NO. 43 and Final No. 160 Block No. -, O.P.NO. -, Bapod Village, Vadodra taluka, Vadodra District Vadodra PIN 390019)

I, Hemant N Padaria, Authorised Signatory of Vinayak Infra of proposed project "Vinayak Bungalows" 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

(Authority Name) municipal Corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vadodra Mahanagar Seva Sadan (Authority Name) Municipal Corporation. With prior permission of Vadodra Mahanagar Seva Sadan (Authority Name) 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.

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

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

Hemant N Padaria

Hemant N Padaria



Signed Before Me

R. A. Shah
RAKESH A. SHAH
NOTARY, (Govt. of India)

