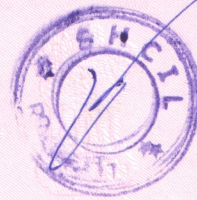
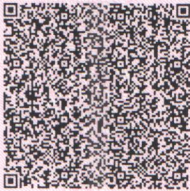




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ75029664679319S
Certificate Issued Date : 18-Feb-2020 04:00 PM
Account Reference : IMPACC (SH)/ gjshimp17/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJSHIMP1789962231352035S
Purchased by : KAUSHIK M VAISHNANI
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : BALAJI DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : BALAJI DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0005353642

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

SHCIL



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



0002323645

FORM 'B'
(See Rule 3(4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE RPOMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER
Affidavit cum Declaration

Affidavit cum Declaration of Mr. / Ms. **Kaushikbhai Maganbhai Vaishnani** promoter / duly
~~authorized by the promoter~~ of **Nandanvan Villa** (Name of proposed project), vide ~~its~~ / his / ~~her~~ /
~~their~~ authorization dated 22/07/2020

I, **Kaushikbhai Maganbhai Vaishnani** promoter / duly authorized by the promoter of
Nandanvan Villa (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 **Nandanvan Villa** (name of
the proposed project) is proposed ;

OR

 have / has a legal title to the land on which the development of
 (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.

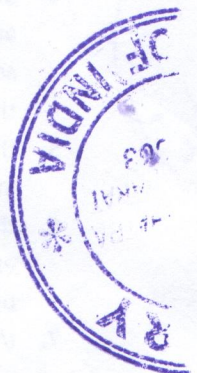
2. the said land is free from all encumbrances.

OR

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

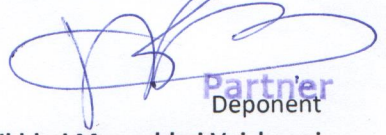
3. the time period within which the project shall be completed by me / us is **31/12/2021**.
4. Seventy per cent of the amounts realized by me / us for the real estate project from the
allottees, from time to time, shall be deposited in a separate account to be maintained in a
scheduled bank to cover 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/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 utilized 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.

Balaji Developers


Partner
Deponent

Kaushikbhai Maganbhai Vaishnani
Designated Partner of Balaji Developers

Verification

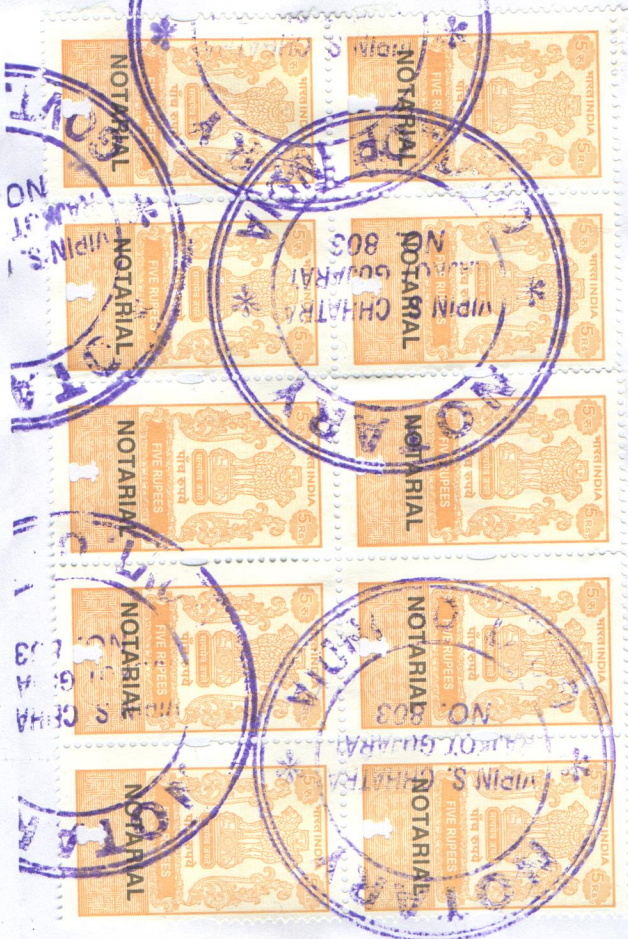
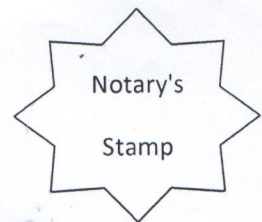
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me / us there from.

Verify by me at Rajkot on this 22nd day of July, 2020

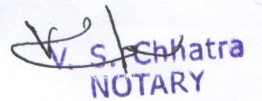
Balaji Developers


Partner
Deponent

Kaushikbhai Maganbhai Vaishnani
Designated Partner of Balaji Developers



Signed Before me by Vaishnani
K. C. U. Shikhar Who is
identified by Shri S. M. Patel
Advocate who is personally known to
me on this 22 Day of July 2020


S. M. Chhatra
NOTARY

Page No. 25
Serial No. 2250
Receipt No. 2250
Date. 22/7/2020

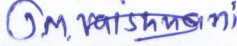
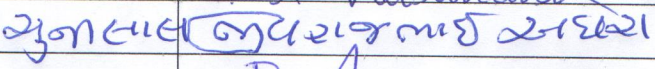
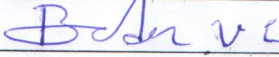
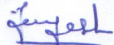
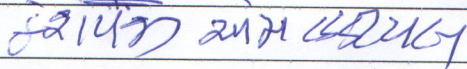
Balaji Developers

Kailash Dhara Park, Plot No. 25 and 26,
Nr. Darshan Residency, Raiya Road, Rajkot - 360005

POWER OF ATTORNEY FOR RERA

KNOW ALL MEN BY THESE PRESENTS THAT We, undersigned **all the partner of M/s Balaji Developers, Rajkot** hereby authorize **Kaushikbhai Maganbhai Vaishnani in the capacity of Partner**, of the M/s Balaji Developers to do all or any of the act, matters and things related to RERA Registration and any other RERA compliance of Balaji Developers on our behalf.

WE HEREBY RATIFY and confirm all and whatsoever our representative shall lawfully do or purport to do under or by virtue of these presents.

NAME OF THE PERSON	SIGNATURE
Kaushikbhai Maganbhai Vaishnani	
Jayesh Maganbhai Vaishnani	
Nensyben Kaushikbhai Vaishnani	
Chunibhai Jivrajbhai Aghera	
Umeshbhai Chakubhai Boda	
Jayesh Rameshbhai Rojmala	
Keshvji Mohanbhai Hadiyal	

Dated: 22.07.2020

Place: Rajkot