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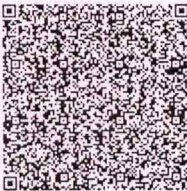


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ26193667280751V
Certificate Issued Date : 17-Mar-2023 01:04 PM
Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315580479547843059092V
Purchased by : SUNIL THAKKAR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVANTA DEVELOPERS
Second Party : RERA
Stamp Duty Paid By : SHIVANTA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Reg. No. 2640
Date: 17/03/2023



JD 0036422353

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



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. MANISH MAHESHBHAI PUNJABI, Promoter of project / duly authorized by promoters of **SHIVANTA DEVELOPERS** of the Project Name: **"SHIVANTA IRIS"** Block/R. S No. **561/P/1**, T.P.No. - **01(GORWA-ANKODIYA)**, F.P. No. **-81**, O.P.No. **-81** Total Area of under Layout: **1396.00 Sq.Mts.** Admeasuring Net Area of Planning under Layout: **1396.00 (Sq.Mts.)** Mouje Village **ANKODIYA, VADODARA, GUJARAT** vide its/his/her/their authorization dated **16/03/2023**

Affidavit cum Declaration of Mr. MANISH MAHESHBHAI PUNJABI promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: **16.03.2023**

I, Mr. MANISH MAHESHBHAI PUNJABI, 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 **"SHIVANTA IRIS"** the project is proposed

OR

SHIVANTA DEVELOPERS has legal title or the land on which the development of **"SHIVANTA IRIS"** 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.

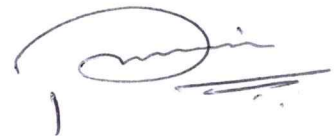
2. That the said land is free from all encumbrances.

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 **31/03/2028**.
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. MANISH MAHESHBHAI PUNJABI

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 VADODARA on this 16th day of March, 2023.



Mr. MANISH MAHESHBHAI PUNJABI



BEFORE ME

GIRISH N. THAKKAR
Notary (Govt. of Gujarat)
17/03/2023



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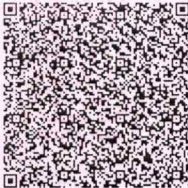
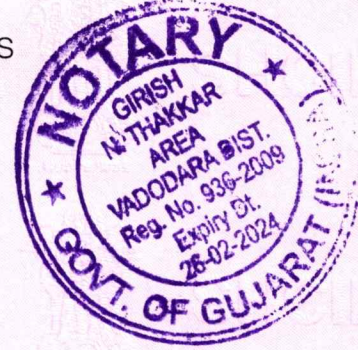


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ26197665438430V
Certificate Issued Date : 17-Mar-2023 01:06 PM
Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315580479562787565734V
Purchased by : SUNIL THAKKAR
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVANTA DEVELOPERS
Second Party : RERA
Stamp Duty Paid By : SHIVANTA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Reg. No. 2538
Date : 17/03/2023

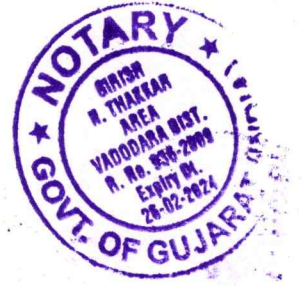


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Affidavit cum Declaration



Affidavit cum Declaration of **Mr. MANISH MAHESHBHAI PUNJABI** Authorized Signatory of **SHIVANTA DEVELOPERS** for the Project “**SHIVANTA IRIS**” Situated At: Shivanta Iris, Near Darshanam Clublife, 30 Mtr, Gotri-Laxmipura Road, New Gotri, Vadodara-390021. Vide its/his/her/their authorization dated 16/03/2023

I **Mr. MANISH MAHESHBHAI PUNJABI** 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 all 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.

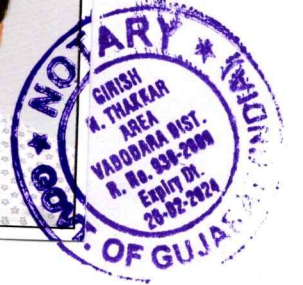
We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

Mr. MANISH MAHESHBHAI PUNJABI

Deponent

Date: 16/03/2023

Place: VADODARA



BEFORE ME

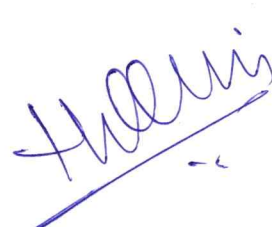
GIRISH N. THAKKAR
Notary (Govt. of Gujarat)

17/03/2023

AUTHORITY LETTER

We the partners of **SHIVANTA DEVELOPERS** having principle place of business at Address: Opp. Gotri Jakatnaka, TF-3, Darshanam Arise, Gotri Road, Vadodara, Gujarat-390021, do hereby authorize **Mr. MANISH MAHESHBHAI PUNJABI** to represent us for any compliance related to **RERA**. Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

<u>Sr. No.</u>	<u>Name</u>	<u>Signature</u>	<u>Photograph</u>
<u>1</u>	<u>MANISH MAHESHBHAI PUNJABI</u>		
<u>2</u>	<u>MAHESHBHAI NARAYANDAS PUNJABI</u>		
<u>3</u>	<u>PRADYUMANSINH SURYASINH RATHOD</u>		

4	<u>JATIN ARVINDBHAI PATEL</u>		
5	<u>HARDIK HASMUKHLAL DOSHI</u>		

ACCEPTANCE

I Mr. MANISH MAHESHBHAI PUNJABI hereby confirm & accept the authority vested upon me by the above mentioned partners of **SHIAVANTA DEVELOPERS** and agree to take all action in good faith of partners of **SHIAVANTA DEVELOPERS**.

Signature of authorized signatory:

SHIVANTA DEVELOPERS

Partner

(Mr. MANISH MAHESHBHAI PUNJABI)