



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.	IN-GJ57196379670829U	Regd. No.: 4793
Certificate Issued Date	12-May-2022 06:04 PM	Date 6/6/22
Account Reference	IMPACC (AC)/ gj13084111/ BARODA/ GJ-BA	
Unique Doc. Reference	SUBIN-GJGJ1308411146127511143647U	
Purchased by	AMIT DAVE	
Description of Document	Article 5(h) Agreement (not otherwise provided for)	
Description	Not Applicable	
Consideration Price (Rs.)	0 (Zero)	
First Party	SHREENATH DEVELOPERS	
Second Party	Not Applicable	
Stamp Duty Paid By	SHREENATH DEVELOPERS	
Stamp Duty Amount(Rs.)	300 (Three Hundred only)	



KC 0022063473

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FORM 'B'
(See rule 3 (4))
Affidavit cum Declaration

Affidavit cum Declaration of BIREN RAJNIKANT SHAH duly authorized by the promoter SHREENATH DEVELOPERS for the project AASHRAY ELEGANCE vide their authorization through authority letter dated 20-05-2022.

I, BIREN RAJNIKANT SHAH duly authorized by the promoter of AASHRAY ELEGANCE do hereby solemnly declare, undertake and state as under that;

1. Rajeshbhai Dalsukhbhai Prajapati, Chhayaben Rajeshbhai Prajapati, Nilay Rajeshbhai Prajapati and Vishva Rajeshbhai Prajapati, joint-owners of the project land (R. S. No. 161/2, Block No. 142, OP No. 26, FP No. 26, TPS No. 3 (Sevasi)) have a legal title to the land on which the development of AASHRAY ELEGANCE is to be carried out by SHREENATH DEVELOPERS;

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 us is **31-12-2027**.
4. That Seventy per cent of the amounts realised by 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Shelvi

Deponent

Verification

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

Verify by me at Vadodara on this 7th June, 2022.



Shelvi

Deponent



Solemnly Affirmed/Declared
Sworn Before me by.....
K.R. Mistry
K.R. MISTRY
NOTARY (GOVT. OF INDIA)

SHREENATH DEVELOPERS

PROJECT:

Aashray Elegance

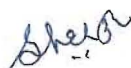
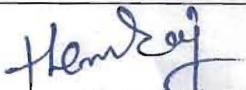
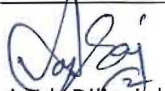
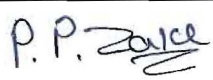
Address: Behind Collabera, Nr. Prince & Princess Villa, Beside Gunatit Residency, Gotri-Sevasi Road, Vadodara 390021

Email: shreenath1702@gmail.com

DECLARATION FOR AUTHORISED SIGNATORY

We, the below mentioned partners of **Shreenath Developers** hereby solemnly affirm and declare that **Biren Rajnikant Shah** to act as an authorized signatory for registration of the project "Aashray Elegance" under RERA Act, 2016 and Gujarat RERA Rules, 2017.

Signatures:

Name of Partners	Name of Partners
 Amitbhai Robinprasad Dave	 Deepika Amit Dave
 Atul Ghanshyamdas Shah	 Mamta Atul Shah
 Biren Rajnikant Shah	 Hemrajsinh Dilipsinh Zala
 Jayrajsinh Dilipsinh Zala	 Pravinsinh Amarsinh Zala
 Priteshsinh Pravinsinh Zala	

ACCEPTANCE AS AN AUTHORIZED SIGNATORY

I, Biren Rajnikant Shah, hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.


Biren Rajnikant Shah
(Authorized Signatory)

Date: 20-05-2022

Place: Vadodara



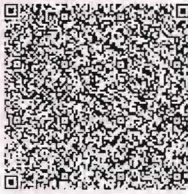


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No.: 4792
Date 6/6/22

Certificate No. : IN-GJ57196076688421U
Certificate Issued Date : 12-May-2022 06:03 PM
Account Reference : IMPACC (AC)/ gj13084111/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1308411146126527005123U
Purchased by : AMIT DAVE
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHREENATH DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : SHREENATH DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0022063472

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STAMP



FORM B-1
(Gujarat RERA Order - 23 dt. 23/05/2019)

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **BIREN RAJNIKANT SHAH**, duly authorized by the promoter **SHREENATH DEVELOPERS** of the proposed project **AASHRAY ELEGANCE**, vide their authorization dated 20-05-2022.

I, **BIREN RAJNIKANT SHAH**, duly authorized by the promoter on behalf of **SHREENATH DEVELOPERS** promoter of the proposed project **AASHRAY ELEGANCE** do hereby solemnly declare, undertake and state as under:

1. We have entered into registered Development Agreement with Rajeshbhai Dalsukhbhai Prajapati, Chhayaben Rajeshbhai Prajapati, Nilay Rajeshbhai Prajapati and Vishva Rajeshbhai Prajapati, joint-owners of the project land on 18-05-2022 at Sub Registrar Office Gorwa, Vadodara to develop the land bearing R. S. No. 161/2, Block No. 142, OP No. 26, FP No. 26, TPS No. 3 (Sevasi);
2. That Rajeshbhai Dalsukhbhai Prajapati, Chhayaben Rajeshbhai Prajapati, Nilay Rajeshbhai Prajapati and Vishva Rajeshbhai Prajapati, joint-owners of the project land (R. S. No. 161/2, Block No. 142, OP No. 26, FP No. 26, TPS No. 3 (Sevasi)) have a legal title to the land on which

the development of the proposed project **AASHRAY ELEGANCE** is to be carried out by **SHREENATH DEVELOPERS**.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That, we will abide by all the conditions of the Development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. We will keep the Authority appraised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.
4. That, we will be liable for fulfillment of our obligations under the Act towards the allottees of the unit.

Shel

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 7th June, 2022.

Shel

Deponent



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

K.R. Mistry
**K.R. MISTRY
NOTARY (GOVT. OF INDIA)**



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Sr. No.: 7907
Date: 11/06/2022

Certificate No. : IN-GJ57195536202551U

Certificate Issued Date : 12-May-2022 06:02 PM

Account Reference : IMPACC (AC)/ gj13084111/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1308411146125501622440U

Purchased by : AMIT DAVE

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

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : SHREENATH DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : SHREENATH DEVELOPERS

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



KC 0022063471

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FORM B-2

{GujaratRERA Order-23 dt. 23/05/2019}

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) BIREN RAJNIKANT SHAH, Partner of SHREENATH DEVELOPERS duly authorized by the promote of the proposed project, vide their authorization dated 20-05-2022
- AND
- 2) Rajeshbhai Dalsukhbhai Prajapati, Chhayaben Rajeshbhai Prajapati, Nilay Rajeshbhai Prajapati and Vishva Rajeshbhai Prajapati, joint-owners of the project land (R. S. No. 161/2, Block No. 142, OP No. 26, FP No. 26, TPS No. 3 (Sevasi)).

We, BIREN RAJNIKANT SHAH – Partner of SHREENATH DEVELOPERS duly authorised by the promoter of the proposed project, and Rajeshbhai Dalsukhbhai Prajapati, Chhayaben Rajeshbhai Prajapati, Nilay Rajeshbhai Prajapati and Vishva Rajeshbhai Prajapati, joint-owners of the project land (R. S. No. 161/2, Block No. 142, OP No. 26, FP No. 26, TPS No. 3 (Sevasi)) do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development Agreement on 18-05-2022 at sub registrar office Gorwa to develop the land bearing R. S. No. 161/2, Block No. 142, OP No. 26, FP No. 26, TPS No. 3 (Sevasi);

- B. That Rajeshbhai Dalsukhbhai Prajapati, Chhayaben Rajeshbhai Prajapati, Nilay Rajeshbhai Prajapati and Vishva Rajeshbhai Prajapati, joint-owners of the project land (R. S. No. 161/2, Block No. 142, OP No. 26, FP No. 26, TPS No. 3 (Sevasi)) has a legal title to the land on which the development of the proposed project **AASHRAY ELEGANCE** is to be carried out by SHREENATH DEVELOPERS

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

- C. That, we will abide by all the conditions of the development agreement and fulfill all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the unit and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

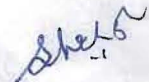
That, we undertake to sign and execute all the documents necessary for Conveyance/Transfer of the unit to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

- E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive and not restrictive, with reference to the interest of allottees of project.

Deponent

1)

2)



C. R. Prajapati



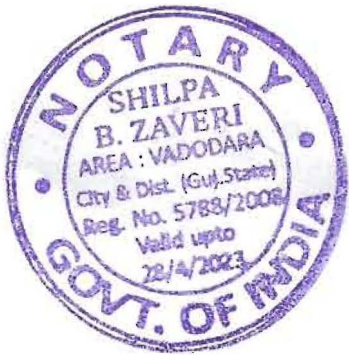
Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing has been concealed by us therefrom.

Verify by us at Vadodara on this 7th June, 2022.

Deponent

- 1) Shelvi
- 2) [Signature]
- C.R. Rajgopal
- Nilesh
- Vishnu



BEFORE ME

[Signature]

Shilpa B. Zaveri
NOTARY

11 JUN 2022



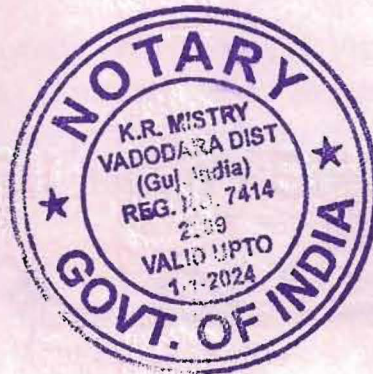


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Certificate of Stamp Duty

Certificate No. : IN-GJ71795457036643U
Certificate Issued Date : 06-Jun-2022 07:55 PM
Account Reference : IMPACC (AC)/ gj13084111/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1308411174879212003731U
Purchased by : AMIT DAVE
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHREENATH DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : SHREENATH DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No. 4791
Date 6/6/22



KC 0025728039

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Affidavit Cum Declaration

Affidavit cum declaration of **BIREN RAJNIKANT SHAH** authorized signatory of **SHREENATH DEVELOPERS** for the project **AASHRAY ELEGANCE** situated at Behind Collabera, Nr. Prince & Princess Villa, Beside Gunatit Residency, Gotri-Sevasi Road, Vadodara 390021.

I, BIREN RAJNIKANT SHAH, authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;
We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. 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.

We further undertake that 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.



Biren Shah
Deponent

Solemnly Affirmed/Declared
Sworn Before me by.....
K.R. Mistry
K.R. MISTRY
NOTARY (GOVT. OF INDIA)