



IN-GJ38376419738147V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. 292

Date. 6.9.2023

Certificate No. : IN-GJ38376419738147V
Certificate Issued Date : 06-Sep-2023 07:42 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAJAI0635/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJCSCEG0701245233969439V
Purchased by : VIPUL MANHARBHAI KATUDIYA
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : VIPUL MANHARBHAI KATUDIYA
Second Party : Not Applicable
Stamp Duty Paid By : VIPUL MANHARBHAI KATUDIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IE 0009402833

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સૂચના

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- 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 **VIPUL MANHARBHAI KATUDIYA** duly authorised by promoter **VAIBHAV INFRA** of the proposed project name: **VAIBHAV INFRA**, Block No. 473, 477, O. P. No. 62, 65, F. P. No. 62, 65, TP No. 39, Village Tarsali, District Vadodara admeasuring 4,917 sq.m., Authority Name: Vadodara Municipal Corporation, Vide their Authorization Dated 5-09-2023.

I, **VIPUL MANHARBHAI KATUDIYA**, duly authorised promoter of **VAIBHAV INFRA** of the proposed project **SHANTAM NEST** do hereby solemnly declare, undertake and state as under that;

1. We, **VAIBHAV INFRA**, have legal title to the land on which the development of **SHANTAM NEST** 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.

1. The said land is free from all encumbrances.
2. The time period within which the project shall be completed by us is **31-12-2027**.
3. 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.
4. 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.

5. 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.
6. 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.
7. We shall take all the pending approvals on time, from the competent authorities.
8. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[Handwritten Signature]

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 6th day of September, 2023.

Solemnly Affirmed/Declared

Sworn Before me by

[Handwritten Signature]
[Handwritten Signature]
6/9/23

Deponent

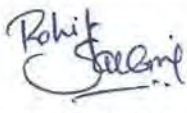
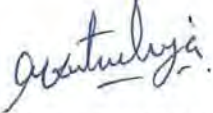
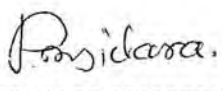
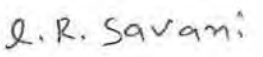
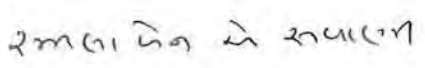
Yogini V. Thaker
NOTARY

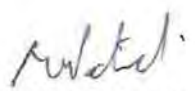




DECLARATION FOR AUTHORISED SIGNATORY

We, the below mentioned partners of VAIBHAV INFRA hereby solemnly affirm and declare that VIPUL MANHARBHAI KATUDIYA to act as an authorized signatory for registration of the project "SHANTAM NEST" under RERA Act, 2016 and Gujarat RERA Rules, 2017.

Sr. No	Name of Partners
1.	 ROHIT ASHOKBHAI SAVANI
2.	 RONAK JITENDRA SHAH
3.	 VIPUL MANHARBHAI KATUDIYA
4.	 JAYANTIBHAI PITAMBERBHAI MOJIDARA
5.	 LINA ROHIT SAVANI
6.	 RAMILABEN ASHOKBHAI SAVANI

Sr. No	Name of Partners
7.	 RENUKKABEN JITENDRAKUMAR SHAH
8.	 PAYAL RONAK SHAH
9.	 HITESH VITTHALBHAI RANPURA
10.	 SAGAR RAJESHBHAI RANPARA
11.	 KALPESH RAMESHBHAI PATEL
12.	 NIVID SUBHASHCHANDRA PATEL



Developer: VAIBHAV INFRA
Opp. Darshanam Crest,
beside Shree Amar Shraddha Society,
Soma Talav - Tarsali Ring Road, Tarsali,
Vadodra, Gujarat 390004

Vaibhavinfravadodara@gmail.com



Sr. No	Name of Partners
13.	<i>Harsha</i> HARSHA DIVYESH VADGAMA
14.	<i>Shilpa. v. Katudiyai</i> SHILPABEN VIPULBHAI KATUDIYA

Sr. No	Name of Partners
15.	<i>MD. Mojib</i> MONIKABEN DIPENKUMAR MOJIDRA

ACCEPTANCE AS AN AUTHORIZED SIGNATORY

I, **VIPUL MANHARBHAI KATUDIYA**, 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.

(VIPUL MANHARBHAI KATUDIYA)

Date: 5-09-2023

Place: Vadodara





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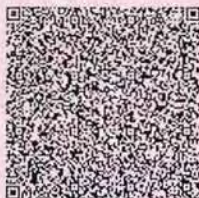


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ38376229680759V
Certificate Issued Date : 06-Sep-2023 07:41 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAJAI0635/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJCSCEG0701402591778778V
Purchased by : VIPUL MANHARBHAI KATUDIYA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VIPUL MANHARBHAI KATUDIYA
Second Party : Not Applicable
Stamp Duty Paid By : VIPUL MANHARBHAI KATUDIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No. 291
Date. 6/9/2023



IE 0009402834

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સૂચના

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- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે કોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
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Affidavit Cum Declaration

Affidavit cum declaration of **VIPUL MANHARBHAI KATUDIYA** authorized signatory of **VAIBHAV INFRA** for the project **SHANTAM NEST** situated at **Shantam Nest, Opp. Darshanam Crest, beside Shree Amar Shraddha Society, Soma Talav-Tarsali Ring Road, Tarsali, Vadodara 390004.**

I, VIPUL MANHARBHAI KATUDIYA, 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.

Our project SHANTAM NEST is in Vadodara Municipal Corporation area. There exists drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vadodara Municipal Corporation, with prior permission of Vadodara Municipal Corporation prior to giving possession to allottees.

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.



x *Vipul Manharbhai Katudiya*

Deponent

Solemnly Affirmed/Declared

Sworn Before me by *V.M. Katudiya*

Shantam 6/9/23

Yogini V. Thaker
NOTARY



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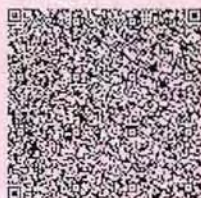


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ38375953701704V
Certificate Issued Date : 06-Sep-2023 07:41 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAJAI0635/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJCSCEG0701403549168065V
Purchased by : VIPUL MANHARBHAI KATUDIYA
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
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Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

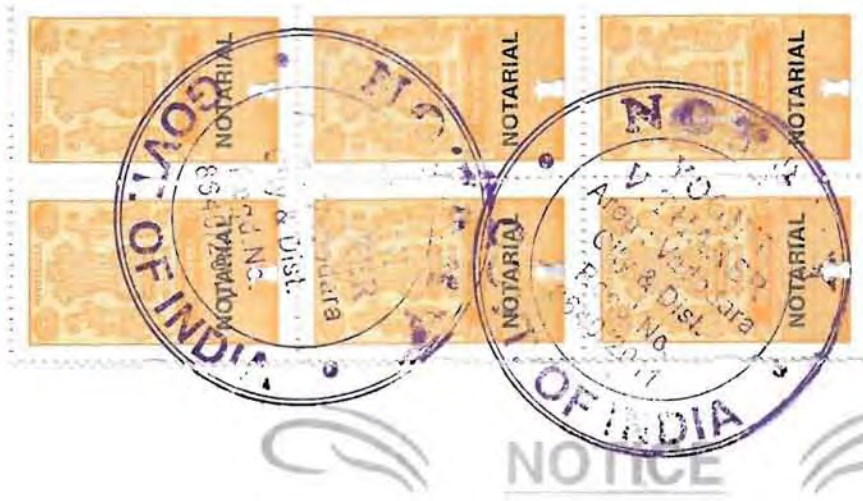
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Date. 6/9/2023



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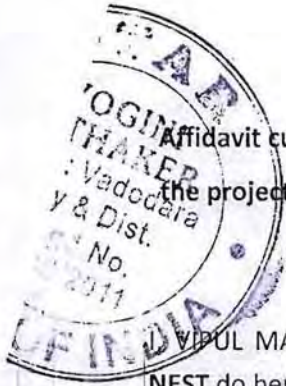


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Affidavit



Affidavit cum declaration of VIPUL MANHARBHAI KATUDIYA authorized signatory of VAIBHAV INFRA for the project SHANTAM NEST situated at Shantam Nest situated at Block No. 473, 477, O. P. No. 62, 65, F. P. No. 62, 65, TP No. 39, Village Tarsali, District Vadodara admeasuring 4,917 sq.m.

I, VIPUL MANHARBHAI KATUDIYA, duly authorized by the promoter of the proposed project SHANTAM NEST do hereby solemnly declare, undertake and state as under that;

We, have submitted an application for registration of said project with GUJRERA.

We, VAIBHAV INFRA, have a legal title to the land on which the development of SHANTAM NEST on which we have right to develop and sale.

We have Valid Entry in 7/12/6/8A for Block No. 477. However, for Block 473, we have applied for entry in Letter 6 (Hak Patra) on 21-08-2023 and we received a temporary entry in the register vide entry no. 9491. We shall receive the approved entry within 45 days of filing of application to enter the firm's name as legal owner of the property. We undertake to submit the certified copy of the entry as soon as we receive the same.

Further, we undertake that we shall resolve the matter at the earliest and in case of any discrepancy we take the responsibility to make it good and reimburse the allottees in case of any loss caused therewith.

As stated above, I, VIPUL MANHARBHAI KATUDIYA, authorised signatory of VAIBHAV INFRA hereby accept the responsibility and bind myself by this affidavit.



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 6th day of September, 2023.



Deponent

Solemnly Affirmed/Declared

Sworn Before me by Vipul Manharbhai Katudiya

Yogini V. Thaker 6/9/23

Yogini V. Thaker
NOTARY