

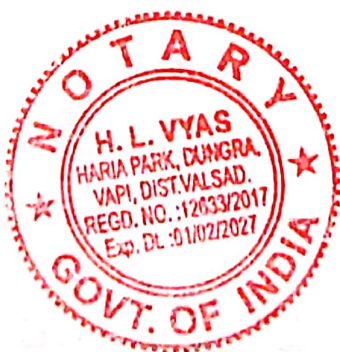


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ56997878070210U
Certificate Issued Date : 12-May-2022 02:40 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLNIM0673/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJCSCEG0745742266432036U
Purchased by : DAMANI VENTURES
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : DAMANI VENTURES
Second Party : GUJARAT RERA
Stamp Duty Paid By : DAMANI VENTURES
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Book No. : 01
Page No. : 87
Serial No. : 349
Date : 13/5/2022

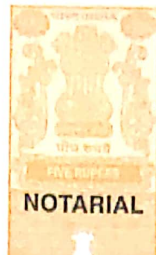


KC 0035051966

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

SHCIL



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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

I, NAVRATAN OMPRAKASH DAMANI duly authorized by the promoter of DAMANI VENTURES for the project known as BALAJI EMPIRE, vide its authorization dated 09/04/2022. do hereby solemnly declare, undertake and state as under that;

1. DAMANI VENTURES has a legal title to the land on which the development of BALAJI EMPIRE is proposed;

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 me/us is 31st March, 2028.
4. seventy per cent of the amounts realised by me/us for the real estate project from the Allottee's, 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.

M/S DAMANI VENTURES

NAVRATAN OMPRAKASH DAMANI

(Authorised Partner)

Verification

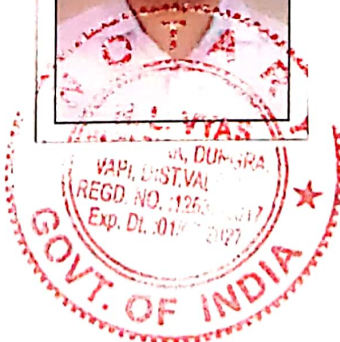
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Vapi on this 13th day of May, 2022.

M/S DAMANI VENTURES

NAVRATAN OMPRAKASH DAMANI

(Authorised Partner)



Solemnly Affirmed Before me by
Shri/Smt: Navratan Omprakash
Damani Dungra Who has been identified
before me by : Deepan
Baitha of Dungra, Vapi
Whom I Known Personally.

H.L.V. 13/5/2022

HEMA L. VYAS
ADVOCATE & NOTARY
Off : C-16, 1st Floor, Sun Signature,
Vapi Silvassa Road,
Opp. Haria Park, Dungra, Vapi-396 191.

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IDENTIFIED BY ME

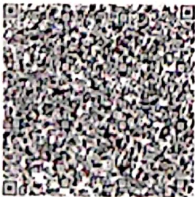


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(Three Hundred only)

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Page No. : 87
Serial No. : 400
Date : 13/5/2022



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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **NAVRATAN OMPRAKASH DAMANI** authorised Partner of **DAMANI VENTURES** for the project **BALAJI EMPIRE** situated at City Survey No. 279/ 1 TO 3/ PAKY 59, Plot No. 44, Sentosa Home City, Dungra, Vapi.

NAVRATAN OMPRAKASH DAMANI authorized Partner of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I 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

Our Project known as **BALAJI EMPIRE** is in the **VAPI NAGARPALIKA** municipal corporation area. There exiting drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of **VAPI NAGARPALIKA** municipal corporation. With prior permission of **VAPI NAGARPALIKA** prior to giving possession to Allottee's.

I further undertake that I 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 allottee.

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

M/D DAMANI VENTURES

NAVRATAN O DAMNI
AUTHORISED PARTNER



IDENTIFIED BY ME

[Signature]

Solemnly Affirmed Before me by
Shri/Smt.: Navratan Ompakash
of Dungra Who has been identified
before me by Navratan Ompakash
Baitha of Dungra Vapi
Whom I Known Personally.

H.L. Vyas 13/5/2022

HEMA L. VYAS
ADVOCATE & NOTARY
Off: C-16, 1st Floor, Sun Signature,
Vapi Silvassa Road,
Opp. Haria Park, Dungra, Vapi-396 191.

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Date : 13/5/2022

M/s DAMANI VENTURES

PLOT NO 44, PLANT C, S NO 279 PART 1-3, OPP FELLOWSHIP SCHOOL, VILLAGE DUNGRA TAL VAPI, VALSAD,
GUJRAT - 396191

POWER OF AUTHORITY TO WHOM SOEVER THIS MAY CONCERN

We The Undersigned All Partners of the DAMANI VENTURES hereby give the Authority of Signature and all other necessary work related to the RERA matter for the project called BALAJI EMPIRE which is situated at City Survey No. 279/ 1 TO 3/ PAIKY 59, Plot No. 44, Village Dungra, Vapi to the MR. NAVRATAN OMPRAKASH DAMANI One of the Partner of the DAMANI VENTURES from the Dated 09th Day of April, 2022.

We the all partners Don't have any obligation for the said authority, all works performed by the MR. NAVRATAN OMPRAKASH DAMANI are bound for the DAMANI VENTURES a Partnership Firm.

Partners Giving Authority: -



Kavita

1. MRS. KAVITA SUNIL SULTANIA



Saket

2. MR. SAKET SUNIL SULTANIA

I, The undersigned MR. NAVRATAN OMPRAKASH DAMANI accepted the said Authority.



Nav

MR. NAVRATAN OMPRAKASH DAMANI