



Certificate of Stamp Duty

Regd. No. 4199.
Date: 27/05/2022.
A. T. SOLANKI
NOTARY, VADODARA

Certificate No.	IN-GJ62162261330702U
Certificate Issued Date	21-May-2022 02:28 PM
Account Reference	IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA
Unique Doc. Reference	SUBIN-GJGJELIMP1055933730891351U
Purchased by	MAYUR N PATEL
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	AFFIDAVIT CUM DELARATION
Consideration Price (Rs.)	0 (Zero)
First Party	VEDANT REAL ESTATE
Second Party	Not Applicable
Stamp Duty Paid By	VEDANT REAL ESTATE
Stamp Duty Amount(Rs.)	300 (Three Hundred only)



KC 0018242919

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
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2. The onus of checking the legitimacy is on the users of the certificate.

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. DARPANKUMAR B PATEL** aged adult, occupation business, Partner of **VEDANT REAL ESTATE** duly authorized by the partners of **VEDANT REAL ESTATE** Project "ROYAL HERITAGE VILLA" situated on Land BN 597, RS no 851, TP scheme no 27/A, FP no 132, admeasuring 8074 Sq mtr & Land BN 599/1, RS No. 854/1+846+854/2+855+856, TP scheme no 27/A, FP no 127, admeasuring 2742 Sq mtr - AT VILLAGE: BIL,VADODARA-391410.



I, **DARPAN B PATEL** partner/duly authorized by the partners of **VEDANT REAL ESTATE** Project "ROYAL HERITAGE VILLA" 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 Project **ROYAL HERITAGE VILLA** 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 **31th December 2026**.
4. Seventy per cent of the amounts realised 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 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.

Darpan B Patel

DARPAN B PATEL
PARTNER
VEDANT REAL ESTATE

PROJECT: ROYAL HERITAGE VILLA



Verification

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

Verify by me at Vadodara on this 27th day of MAY 2022

Darpan B Patel

DARPAN B PATEL
PARTNER
VEDANT REAL ESTATE

PROJECT: ROYAL HERITAGE VILLA



Solemnly Affirmed/Declared
Sworn before me by: *D. B. Patel*

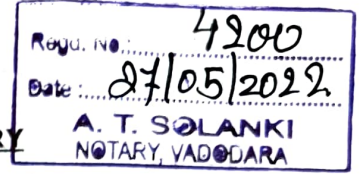
27/5/2022
A. T. SOLANKI
NOTARY, VADODARA



Vedant Real Estate



DECLARATION FOR AUTHORISED SIGNATORY



We, the below mentioned partners of **M/s VEDANT REAL ESTATE** here by solemnly affirm and declare that **MR. DARPAN B PATEL** to act an authorised signatory for registration of the project "**ROYAL HERITAGE VILLA**" under Rera Act, 2016 and Gujarat Rera Rules, 2016.

For **M/s VEDANT REAL ESTATE**
Partners

1. DARPAN BIPINBHAI PATEL

2. MAYURBHAI N PATEL

3. SONALBEN MAYURBHAI PATEL

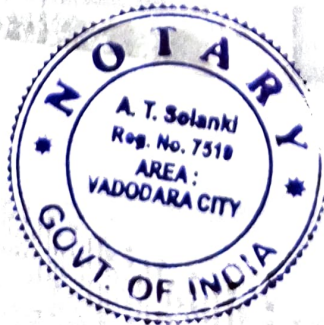
ACCEPTANCE TO ACT AS AN AUTHORISED SIGNATORY

I **MR. DARPAN B PATEL** here by solemnly accord my acceptance to act as authorised signatory for the above referred business and all act shall be binding on the business.

(DARPAN B PATEL)

Date : 26/05/2022

Place : Vadodara



ATTESTED

A. T. SOLANKI
NOTARY, VADODARA





Certificate of Stamp Duty

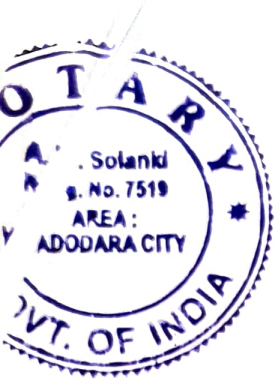
4201
27/05/2022
A. T. DELANEY
NOTARY, MISSOURI

Certificate No.	IN-GJ65635265366614U
Certificate Issued Date	27-May-2022 12:32 PM
Account Reference	IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA
Unique Doc. Reference	SUBIN-GJGJELIMP1062766909571308U
Purchased by	MAYUR N PATEL
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	VEDANT REAL ESTATE
Second Party	Not Applicable
Stamp Duty Paid By	VEDANT REAL ESTATE
Stamp Duty Amount(Rs.)	300 (Three Hundred only)



KC 0018242944

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



TO WHOMSOEVER IT MAY CONCERN
SELF DECLARATION REGARDING ENCUMBRANCES

We, **M/s VEDANT REAL ESTATE** having office at Gandhi Faliya, Bil gam, Vadodara - 391410 hereby declare that with reference to our Residential Real Estate Project "**ROYAL HERITAGE VILLA**" located at Land BN 597, RS no 851, TP scheme no 27/A, FP no 132 & Land BN 599/1, RS No. 854/1+846+854/2+855+856, TP scheme no 27/A, FP no 127 AT VILLAGE: BIL, VADODARA-391410 the said Land along with the project is free from all encumbrances, charges & mortgage and mortgages created by prospective buyers upon their prospective units in the said project.

For **M/s VEDANT REAL ESTATE**

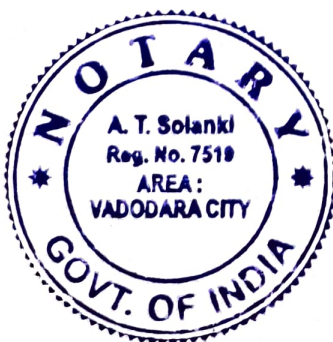
Partners

1. **DARPAN BIPINBHAI PATEL**
2. **MAYURBHAI N PATEL**
3. **SONALBEN MAYURBHAI PATEL**

Darpan Patel

Mayurbhai N Patel

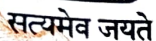
સોનલબેન મયુરભાઈ પટેલ



BEFORE ME

27/5/2022

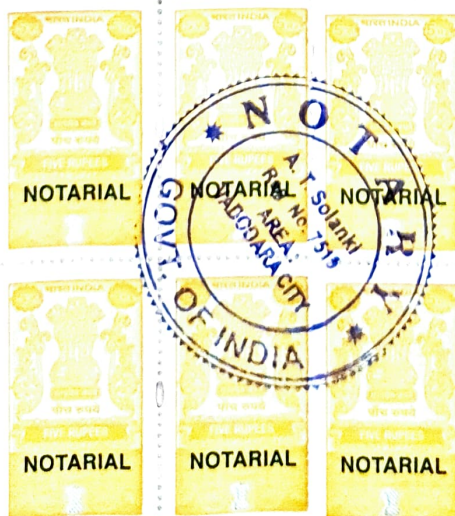
A. T. SOLANKI
NOTARY, VADODARA



Certificate of Stamp Duty

Regd. No.: 5509
Date: 05/07/2022
A. T. SOLANKI
NOTARY VADODARA

Certificate No.	: IN-GJ65627991856863U
Certificate Issued Date	: 27-May-2022 12:28 PM
Account Reference	: IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA
Unique Doc. Reference	: SUBIN-GJGJELIMP1062752767530558U
Purchased by	: MAYUR N PATEL
Description of Document	: Article 5(h) Agreement (not otherwise provided for)
Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VEDANT REAL ESTATE
Second Party	: Not Applicable
Stamp Duty Paid By	: VEDANT REAL ESTATE
Stamp Duty Amount(Rs.)	: 300 (Three Hundred only)



KC 0018242946

Statutory Alert:

Statutory Alert: 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.

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

સોગંદનામુ

આજરોજ તા.૦૭/૦૭/૨૦૨૨ ના રોજ સોગંદનામુ કરનાર :-

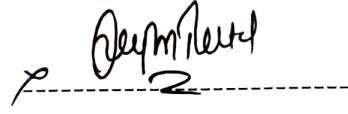
Vedant Real Estate એ નામની ભાગીદારી પેઢીના વહીવટકર્તા ભાગીદાર
દર્પણકુમાર બી. પટેલ ઉ.વ.૩૨, ધંધો. વેપાર, રહે. બિલ ગામ, તા.જી. વડોદરા.

મોજે બિલ, તા.જી.વડોદરાના બ્લોક નં.૫૮૭ રે.સ.નં.૮૫૧ જેનું ક્ષેત્રફળ ૧-૩૪-૫૬ હે.આરે વાળી બિનખેતીની જમીન આવેલ, જેનો સમાવેશ ટી.પી. સ્કીમ નં.૨૭/ એ (બિલ) માં થતા તેનો ફાઇનલ પ્લોટ નં.૧૩૨ આપવામા આવેલ છે અને જેનું ક્ષેત્રફળ ૮૦૭૪ ચો.મી. તથા મોજે બિલ, તા.જી.વડોદરાના બ્લોક નં.૫૮૮/૧ રે.સ.નં.૮૫૪-૧+૮૪૬+૮૫૪-૨+૮૫૫+૮૫૬ જેનું ક્ષેત્રફળ ૦-૪૫-૬૯ હે.આરે વાળી બિનખેતીની જમીન આવેલ, જેનો ટી.પી. સ્કીમ નં.૨૭/ એ (બિલ), ફાઇનલ પ્લોટ નં.૧૨૭ મુજબ ક્ષેત્રફળ ૨૭૪૨ ચો.મી. આવેલ છે જે મળી કુલ ક્ષેત્રફળ ૧૦૮૧૬ ચો.મી જમીન આવેલ છે સદરહુ કુલ જમીન પૈકી ૮૦૭૪.૫૦ ચો.મી.વાળી બિનખેતીની જમીનમાં અમો સોગંદનામુ કરનાર પેઢીએ રહેણાંકની લગતી સ્કીમનુ આયોજન કરેલ છે અને બાકીની જમીન ૨૭૪૧.૫૦ ચો.મી. વાળી જમીન (ઓનર્સ પ્લોટ તરીકે) ખુલ્લી રાખવામા આવેલ છે. જે હકીકત હાલના સોગંદનામાથી જાહેર કરીએ છીએ.

ઉપરોક્ત હકીકત અમો સોગંદનામામાં જણાવેલ છે જે સાચી અને ખરી છે. ખોટું સોગંદનામુ કરવું એ ગુનો બને છે જેની અમોને જાણ છે.

તા.૦૭/૦૭/૨૦૨૨.

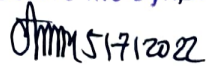
વડોદરા.


સોગંદનામુ કરનારની સહી.



Solemnly Affirmed/Declared

Sworn before me by: D. B. Patel



A. T. SOLANKI
NOTARY, VADODARA