



SHOPS | 2 & 3-BHK ELEGANT FLATS

AUTHORITY LETTER

We the Partners of **AASHTHA DEVELOPERS**, here by authorise **MR. SANKET PANKAJBHAI MODI** to sign and submit all the documents and follow all procedure on behalf of **AASHTHA DEVELOPERS** for obtaining registration number under GUJRERA Act. For Our Project **ELITE HEIGHTS**.

PAN OF **AASHTHA DEVELOPERS**: **ABUFA6031E**

Accepted by: - Other partner

For & On Behalf of the **(AASHTHA DEVELOPERS)**

SANKET PANKAJBHAI MODI

S. P. Modi

T. R. Gandhi.

TEJAS RAJENDRAKUMAR GANDHI

Bhupesh Patel.

BHUPESH MANUBHAI PATEL

Gaurang Panchal

GAURANG MUKUNDBHAI PANCHAL

Atulkumar Pitamberdas Panchal

ATULKUMAR PITAMBERDAS PANCHAL

S. V. Bhabhor

SHOBHVAN VARSINGHBHAI BHABHOR

P. V. Doshi

PANKAJ VISHNUPRASAD DOSHI

Hikskumar Chandrvadan Doshi

HIKSKUMAR CHANDRVADAN DOSHI

Bhaviniben Gaurang Panchal

BHAVINIBEN GAURANG PANCHAL



Developers :

AASHTHA DEVELOPERS

SITE: 'Elite Heights', Bapod Jakat Naka, Opp. Ved Residency-2,
Nr. Vaikunth Cross Road, Waghodia Road, Vadodara-390 019.



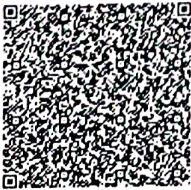
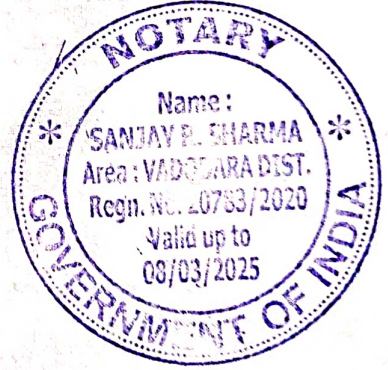
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No. 2369

Date : 19/09/2022

Certificate No. : IN-GJ30001548630582U
Certificate Issued Date : 19-Sep-2022 11:22 AM
Account Reference : IMPACC (SV)/ gj13209704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320970489536611832855U
Purchased by : MODI SANKETKUMAR PANKAJBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : AASHTHA DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : AASHTHA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0009221376

Statutory Alert:

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સુચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- 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)]

Affidavit cum Declaration

Affidavit cum Declaration of **MR. SANKET PANKAJBHAI MODI** Partner of **AASHTHA DEVELOPERS** or Promoter of Project: **ELITE HEIGHTS** Bearing Final Plot No. 64/1, Town Planning Scheme No. 43, Block/Rev. Survey No. 612, Khata No. 242 **Total Area Of Land 1199 sq.mts.** Authority name **Vadodara Mahanagar Palika**, District Vadodara, vide his authorization dated 17-09-2022.

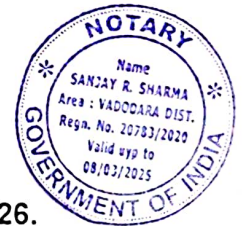
Affidavit cum Declaration of **MR. SANKET PANKAJBHAI MODI** Partner of **AASHTHA DEVELOPERS** or Promoter of Project:- **ELITE HEIGHTS** vide his authorization dated 17-09-2022.

I, partner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such lands along with an authenticated copy of the agreement is taken such owner and promoter for development of the real estate project is enclosed herewith.

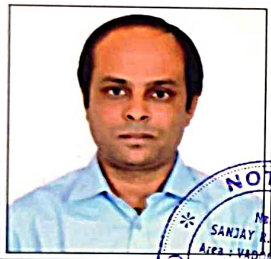


2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **31/12/2026**.
4. That seventy per cent of the amounts realised by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account 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.

That I will 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. That I will take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Verification

For AASHTHA DEVELOPERS

FOR AASHTHA DEVELOPERS

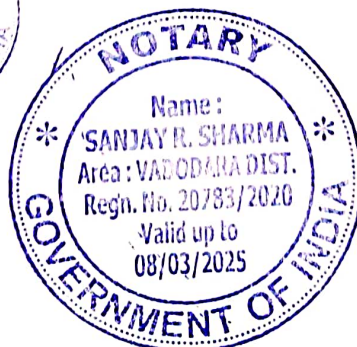
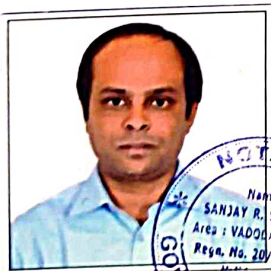
PARTNERS

MR. SANKET PANKAJBHAI MODI

(Partner)

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

Verify by me at my place on this 17TH Day of SEPTEMBER 2022.



FOR AASHTHA DEVELOPERS

For AASHTHA DEVELOPERS

S.P. Modi

MR. SANKET PANKAJBHAI MODI

PARTNERS

(Partner)

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

19/09/2022
SANJAY R. SHARMA
NOTARY, (GOVL. OF INDIA)

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

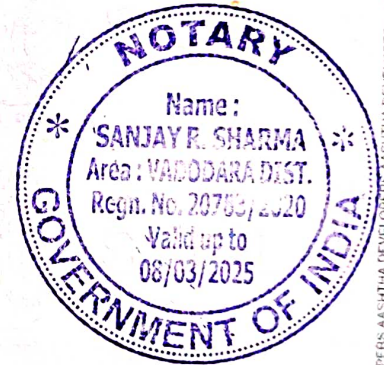


सत्यमेव जयते

Regn. No. 2371

Date: 19/09/2022

Certificate No. : IN-GJ30003487298906U
Certificate Issued Date : 19-Sep-2022 11:23 AM
Account Reference : IMPACC (SV)/ gj13209704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320970489541102909472U
Purchased by : MODI SANKETKUMAR PANKAJBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : AASHTHA DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : AASHTHA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0009221377

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સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- 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.
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Affidavit Cum Declaration

Affidavit cum declaration of **MR. SANKET PANKAJBHAI MODI** Duly Authorized Signatory of **AASHTHA DEVELOPERS** or Promoter of Project: **ELITE HEIGHTS** at Bapod Jakat Naka, Opp. Ved Residency – 2, Near. Vaikunth Cross Road, Waghodia Road, Vadodara - 390019 Area of plot: 1199 (sq. Mt.).

I **MR. SANKET PANKAJBHAI MODI** authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

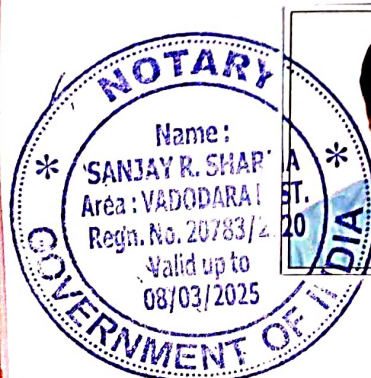
I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR - 2017.

Our Project **ELITE HEIGHTS** is in the 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.

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.



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

SANJAY R. SHARMA
NOTARY, (Govt. of India)

FOR AASHTHA DEVELOPERS
For **AASHTHA DEVELOPERS**

S.P. Modi
PARTNERS

MR. SANKET PANKAJBHAI MODI
(Partner)



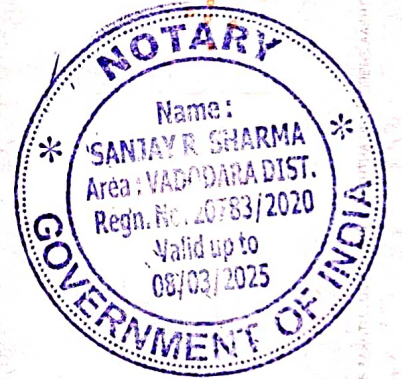
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ21857988198322U
Certificate Issued Date : 03-Sep-2022 11:31 AM
Account Reference : IMPACC (SV)/ gj13209704/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320970473534633695180U
Purchased by : MODI SANKETKUMAR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : AASHTHA DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : AASHTHA DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Rs. 110. 2370
Date : 19/09/2022

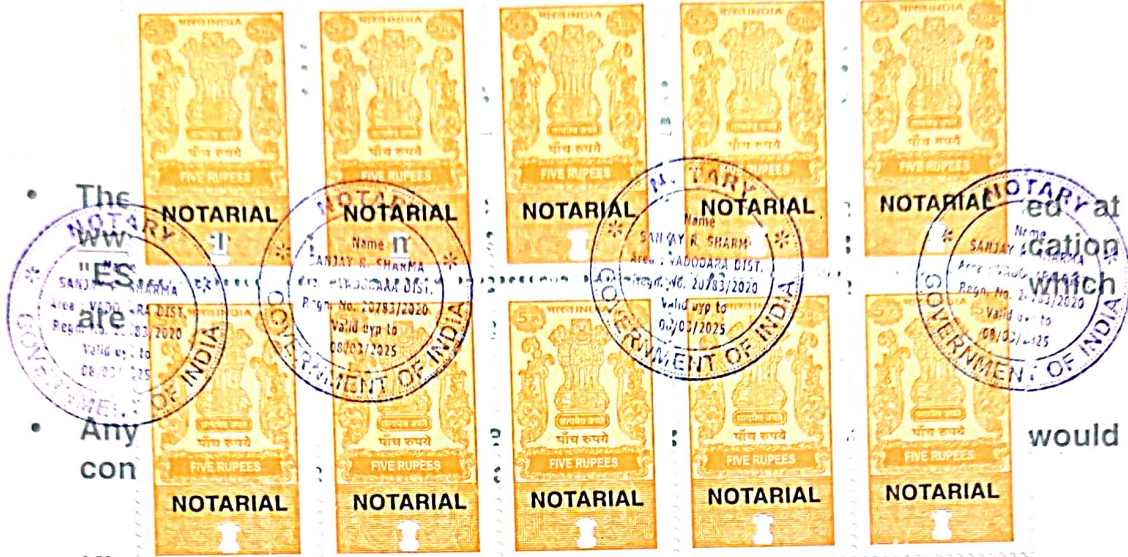


JDD 0009155906

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- Any contract Stock Holding Branch / Centre in case of discrepancy.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
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સૂચના

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AFFIDAVIT

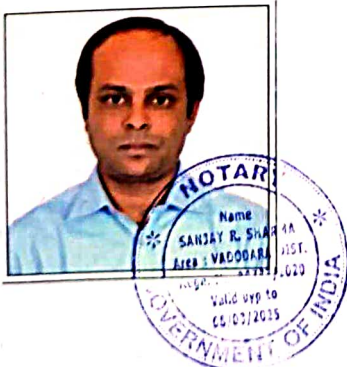
Affidavit cum declaration of **MR. SANKET PANKAJBHAI MODI** Duly Authorized Signatory of **AASHTHA DEVELOPERS** For Project **ELITE HEIGHTS** at Bapod Jakat Naka, Opp. Ved Residency – 2, Nr. Vaikunth Cross Road, Waghodia Road, Vadodara - 390019 Area of plot: 1199 (sq. Mt.).

MR. SANKET PANKAJBHAI MODI Authorized signatory by **AASHTHA DEVELOPERS** For Project **ELITE HEIGHTS** do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration (APPLIED) for my above mentioned project.

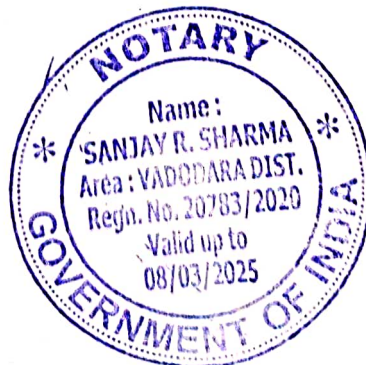
In the submitted plans (approved by competent authority) is showing RERA Carpet area And also the form – 3 submitted by me as prepared by chartered account Mr. Ashish Lakhmani (Membership No. 188149) is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR 102018-1005-L Dated 09/09/2020. If any shortfall remains in fees as per form-3 carpet area calculation, I/We are bound to pay the same.



For AASHTHA DEVELOPERS
FOR AASHTHA DEVELOPERS
S.P. Modi
PARTNERS

MR. SANKET PANKAJBHAI MODI
(Partner)



Solemnly Affirmed / Declared
Sworn Before me by.....
[Signature]
19/09/2022
SANJAY R. SHARMA
NOTARY, (Govt. of India)