



IN-GJ17744904917189V

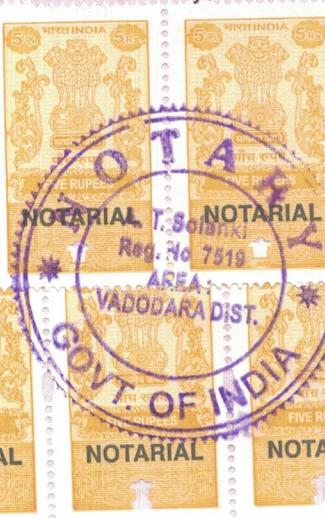


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ17744904917189V
Certificate Issued Date : 04-Aug-2023 01:59 PM
Account Reference : IMPACC (AC)/ gj13194211/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1319421160901583107313V
Purchased by : RAHUL PADARIYA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ASHABEN MUKESHBHAI AGRAWAL
Second Party : Not Applicable
Stamp Duty Paid By : ASHABEN MUKESHBHAI AGRAWAL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IE 0004771835



Affidavit Cum Declaration

Affidavit cum declaration of Mrs. Ashaben Mukeshbhai Agrawal authorized signatory of PRANAV BUILDTECH for the project "SAMRUDDHI PRARAMBH PHASE - II" situated at Shree Por timbi, Waghodia.

I, Ashaben Mukeshbhai Agrawal authorized 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.

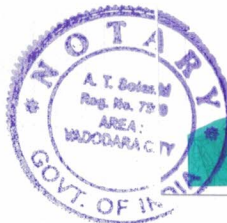
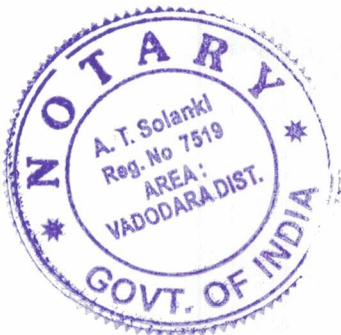
OR

Our project "SAMRUDDHI PRARAMBH PHASE - II" is in the Vadodara Municipal Commissioner area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vadodara Municipal Commissioner (VMC). With prior permission of VMC 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.



A. Agrawal

Deponent

I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you.....*[Signature]*

ATTESTED

[Signature] 4/8/2023

A. T. SOLANKI
NOTARY, VADODARA



IN-GJ17747114913092V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No.

IN-GJ17747114913092V

Regd. No. 7080

Date 04/08/2023

A. T. SOLANKI
NOTARY, VADODARA

Certificate Issued Date

04-Aug-2023 02:01 PM

Account Reference

IMPACC (AC)/ gj13194211/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1319421160905474462139V

Purchased by

RAHUL PADARIYA

Description of Document

Article 4 Affidavit

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

ASHABEN MUKESHBHAI AGRAWAL

Second Party

Not Applicable

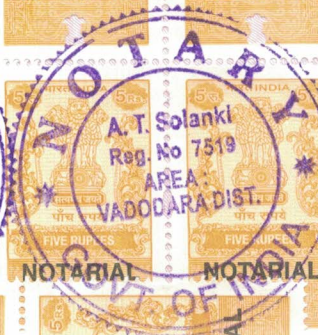
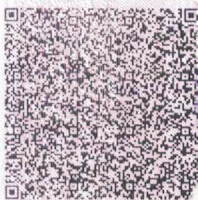
Stamp Duty Paid By

ASHABEN MUKESHBHAI AGRAWAL

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



0004771837



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 Mrs. Ashaben Mukeshbhai Agrawal
duly authorized by promoter Pranav Buildtech of the Project
Name: "SAMRUDDHI PRARAMBH PHASE - II" R.S No:- 59,
O.P.NO:329, F.P.NO:329, T.P. NO:-28/B. Area of plot:
2275.00 (Sq.Mt.) Village Name: Ankhol, Hanumanpura Shree Por
timbi, Taluka: Waghodia, District: Vadodara Authority Name.
Vadodara Municipal Commissioner (VMC), District. VADODARA,
Vide Its / his/ their Authorized Dated: 04/08/2023;

Affidavit cum Declaration of Mrs. Ashaben Mukeshbhai Agrawal,
duly authorized by the promoter of the promoter of the
proposed project, vide its/his/their authorization dated
04/08/2023;

I, Ashaben Mukeshbhai Agrawal duly authorized by the promoter of
the proposed project do hereby solemnly declare, undertake
and state as under:

1. That Promoter has a legal title to the land on which
the Development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall
be completed by me/promoter is 31/12/2028.
4. That seventy per cent of the amounts realized by
me/promoter 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 for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawal 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. That I/promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

A. Agrawal

Deponent

Verification

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

Verify by me at Vadodara on this 4th Aug, 2023,

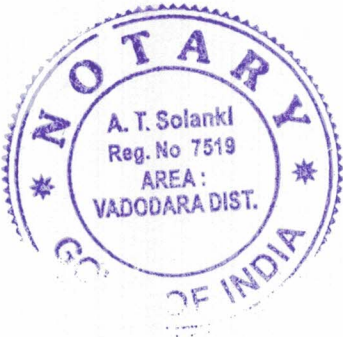
A. Agrewal
Deponent.

Date:04/08/2023

Place :Vadodara



NOTARY
SEAL



I know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whom identity
before you.....*[Signature]*.....

ATTESTED

Atm 4/8/2023

A. T. SOLANKI
NOTARY, VADODARA



DEVELOPER : **PRANAV BUILDTECH**

SAMRUDDHI PRARAMBH
Opp Gayatri Mandir, Nr. Akshar Gurukul Hostel,
Khatamba-Waghodiya Road, Vadodara-390019

+91 70691 61617
pranavbuildtech1@gmail.com
www.samruddhibuilders.co.in

Date: 04/08/2023.

To,
Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector 11,
Gandhinagar-382010

Dear Sir,

Subject: Authority Letter for RERA Registration for Project Named "SAMRUDDHI PRARAMBH PHASE - II"

With reference to above subject, We All the Partners of **Pranav Buildtech**, hereby authorize Ashaben Mukeshbhai Agrawal as Authorized Person for RERA registration and all the Compliance related to RERA Act.

For Pranav Buildtech,

1. Rupal Anilkumar Patel
2. Anujaben S Dudhat

RuPay

A. S. Dudhat.

I Ashaben Mukeshbhai Agrawal Partner of **Pranav Buildtech** hereby declares that I herewith accepts to act as an authorized person of our firm **Pranav Buildtech** for RERA registration and all other compliance related to RERA Act.

For Pranav Buildtech

A. Agrawal
Ashaben Mukeshbhai Agrawal