



गुजरात गुजरात GUJARAT

अनुक्रम नं. 5753.....ता. 09/10/2019

BU 715375

परिचालन नाम Unity Infra

संस्था/सं. E. 24. V. C. M. K. N. S. C.

हस्त Vipulbhai New Samel Road

परेश सुरेशचंद्र शाह स्टैम्प वेन्डर Bencker

रप/अ गोपबर्ग पार्क सोसायटी, हस्ली रोड, पडोदरा.

ला. नं. 41, ता. 12-10-20

स्थान : कुबेरलपल 'B' ब्लॉक, छडे गाणे, सजरासुदरानी कचेरी, पडोदरा.

2713 9221 0808

Sr. No 43739
Date: 8/11/2019

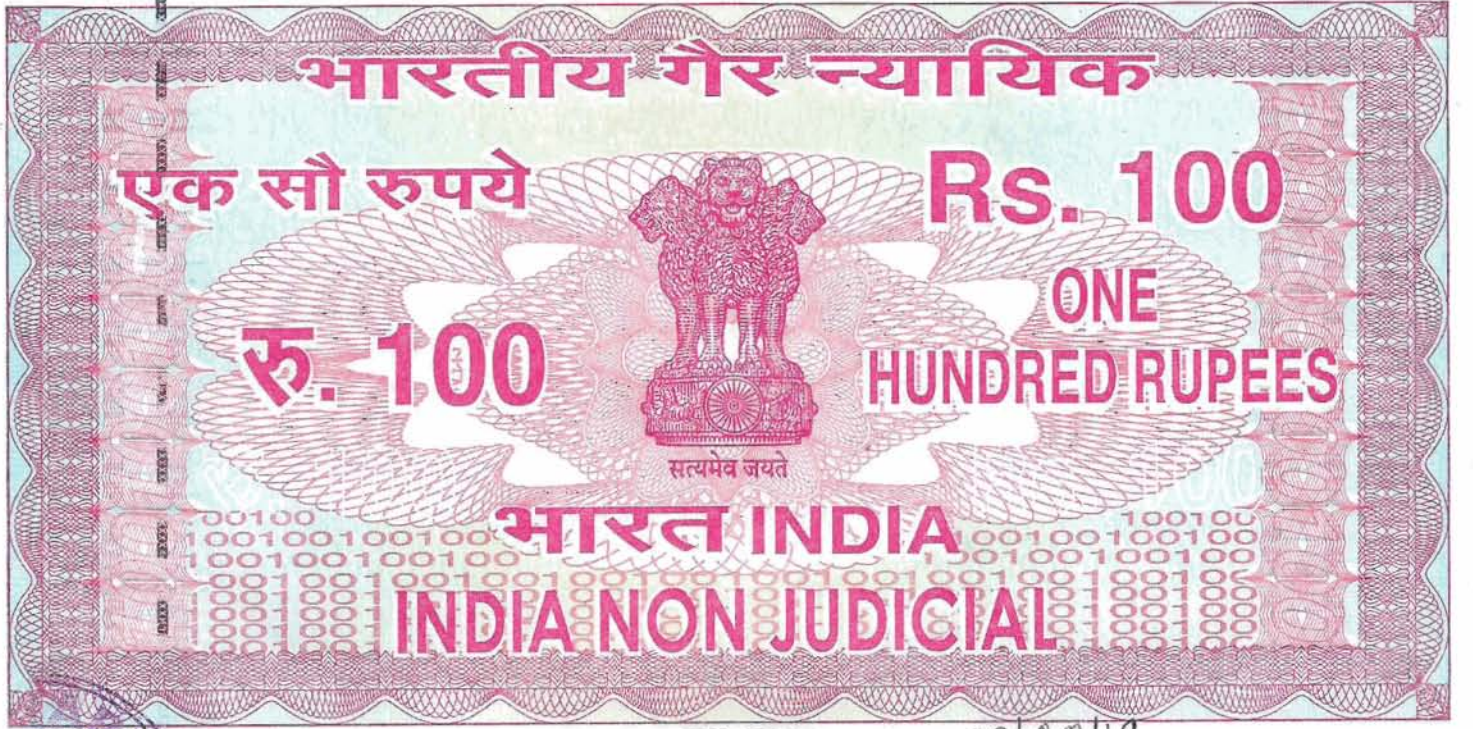
FORM 'B'

(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 Hitesh Vitthalbhai Ranpura duly authorized by the promoter of Unity Infra of the proposed project name: SHANTAM SKYLINE, Revenue Survey No. 63, o. p. No. 42, F. P. No. 42, T.P. 38, Village Tarsali, Dist. Vadodara, Area of Plot: 4924 sq.m. Village: Undera, Taluka: Vadodara, Authority Name: Vadodara Urban Development Authority, District: Vadodara, vide their authorization dated 26-09-2019.



गुजरात गुजरात GUJARAT

अनुक्रम नं. 5754 ता. 09/08/19

BU 715376

भरीदनारतुं नाम Unity Infra

सरनामुं 294 Velmiki Nagar Soc

New Seema Road,
Baroda,

हस्तो Vipulbhai

परेश सुरेशचंद्रदास स्टैम्प पेन्डर

24/अ गोवर्धन पार्क सोसायटी, हरणी रोड, पडोहरा.

ला. नं. 44, ता. 12-10-16

स्थान : कुबेरलपल 'B' ब्लॉक, छडे माणे, सनरजुस्टारनी कयेरी, पडोहरा.

2413 9221 0808

I, Hitesh Vitthalbhai Ranpura, duly authorized by the promoter of the proposed project SHANTAM SKYLINE do hereby solemnly declare, undertake and state as under that;

1. We, Unity Infra, have legal title to the land on which the development of SHANTAM SKYLINE 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.

2. The said land is free from all encumbrances.



गुजरात GUJARAT

अनुक्रम नं. 5755 ता. 09/08/19

BU 715377

प्रदीनारतुं नाम Emily Infrel

सरनामुं 224 'velmika' Nagar, Soa, New Suma Road, Bhubaneswar.

हस्त N. Prabhakar

परेश सुरेशचंद्र शाह स्टैम्प वेंडर

21/जे गोपधन पार्क सोसायटी, हस्ती रोड, पडोहरा.

ला. नं. 49, ता. 12-10-16

स्थान : कुपेरलपन 'ध' ब्लॉक, छडे माणे, सनरुस्तारनी इयेरी, पडोहरा.

2713 9221 0808



3. The time period within which the project shall be completed by us is **31-12-2024**.
4. 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.
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. 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Rampura Hitesh V.

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 8th November, 2019.

Rampura Hitesh V.



Deponent



Solemnly Affirmed/Declared
Sworn Before me by

H. J. ZALA

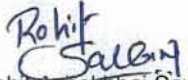
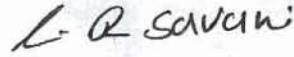
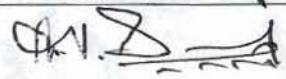
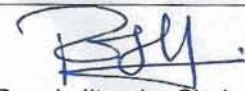
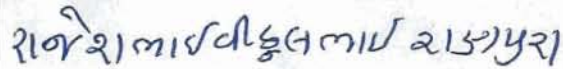
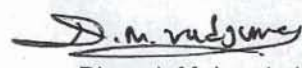
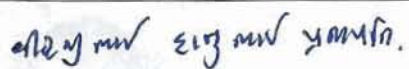
H. J. ZALA
NOTARY (Govt. of India)



DECLARATION FOR AUTHORISED SIGNATORY

We, the below mentioned partners of **UNITY INFRA** hereby solemnly affirm and declare that **Mr. Hitesh Vitthalbhai Ranpura** to act as an authorized signatory for registration of the project "**SHANTAM SKYLINE**" under RERA Act, 2016 and Gujarat RERA Rules, 2017.

Signatures:

Name of Partners	Name of Partners
 Rohit Ashokbhai Savani (HUF)	 Lina Rohit Savani
 Ashokbhai Vasrambhai Savani	 Ronak Jitendra Shah
 Payal Ronak Shah	 Ramanlal Amratlal Solanki
 Hitesh Vitthalbhai Ranpura	 Rajesh Vitthalbhai Ranpura
 Vipul Manharbhai Katudiya	 Divyesh Mahendrabhai Vadgama
 Virjibhai Danubhai Prajapati	

ACCEPTANCE AS AN AUTHORIZED SIGNATORY

I, Hitesh Vitthalbhai Ranpura, 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.



Hitesh Vitthalbhai Ranpura
(Authorized Signatory)

Date: 8-11-2019

Place: Vadodara



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ34046741959612R

Certificate Issued Date : 08-Nov-2019 04:58 PM

Account Reference : IMPACC (AC)/ gj13058711/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1305871110170767757286R

Purchased by : HITESH VITTHALBHAI RANPURA

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

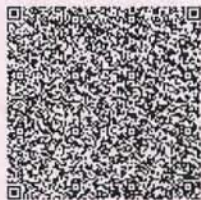
First Party : UNITY INFRA THORUGH HITESH VITTHALBHAI RANPURA

Second Party : Not Applicable

Stamp Duty Paid By : UNITY INFRA THORUGH HITESH VITTHALBHAI RANPURA

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Sr. No 43738
Date: 8/11/2019



MA 0001061127

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Affidavit Cum Declaration

Affidavit cum declaration of **Mr. Hitesh Vitthalbhai Ranpura** authorized signatory of **UNITY INFRA** for the project **SHANTAM SKYLINE** situated at Opp. Bhavya Residency, Nr. Uma Vidhyalaya, Beside Mangala Marvels, Tarsali, Vadodara 390009.

I, Hitesh Vitthalbhai Ranpura, 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.

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.

Solemnly Affirmed/Declared
Sworn Before me by H. J. Ranpura

H. J. ZALA
NOTARY (Govt. of India)



Ranpura Hitesh V.

Deponent

