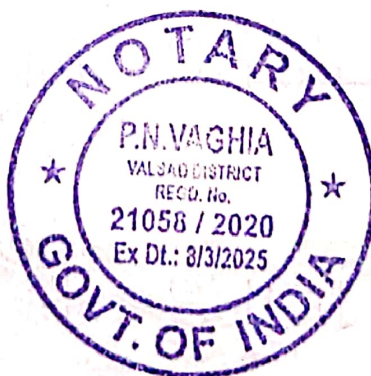




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ84019535283931U
Certificate Issued Date : 23-Jun-2022 04:21 PM
Account Reference : IMPACC (SV)/ gj13155304/ VALSAD/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJ1315530499025802431377U
Purchased by : RIDAAN DEVELOPERS
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RIDAAN DEVELOPERS
Second Party : GUJARAT RERA
Stamp Duty Paid By : RIDAAN DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



BOOK NO.: 09
PAGE NO.: 48
Serial NO.: 912
DATE: 23/06/2022

IN-GJ84019535283931U

JD 0003586891

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2. The onus of checking the legitimacy is on the users of the certificate
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NOTA

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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

Affidavit cum Declaration of MR. DINESHBHAI THAKORLAL DESAI duly authorized by the promoter of RIDAAN DEVELOPERS for Project SUMEGHA APARTMENT, vide its authorization dated 21/06/2022.

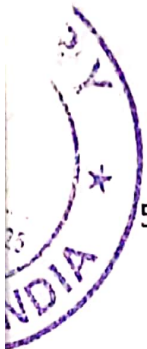
I, MR. DINESHBHAI THAKORLAL DESAI duly authorized by the promoter of RIDAAN DEVELOPERS for Project SUMEGHA APARTMENT do hereby solemnly declare, undertake and state as under that;

1. ALL THE FLAT OWNER OF SUMEGHA APARTMENT has a legal title to the land on which the development of SUMEGHA APARTMENT 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 December, 2025.
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.



1) MR. DINESHBHAI THAKORLAL DESAI

Authorized Signatory of
M/s. RIDAAN DEVELOPERS,
A Partnership Firm

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 Valsad on this 23rd day of June, 2022.



[Signature]

1) MR. DINESHBHAI THAKORLAL DESAI



Authorized Signatory of

M/s. RIDAAN DEVELOPERS,

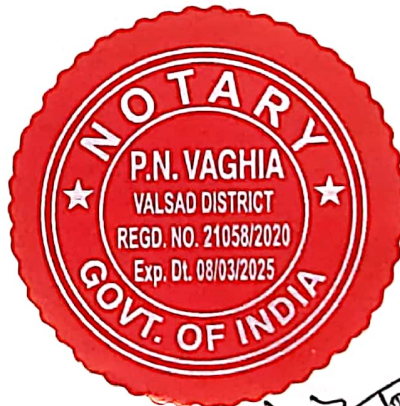
A Partnership Firm

[Signature]

IDENTIFIED BY ME

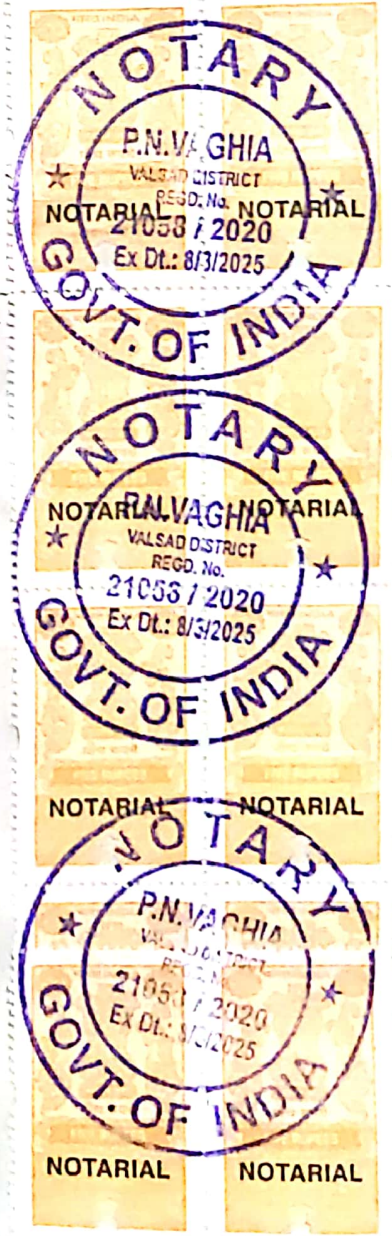
Harshadkhai L. Barot

9624176807



P. N. Vaghia
23/06/2022
PANKITA NAROTTAMDAS VAGHIA
ADVOCATE & NOTARY
HANUMAN BHAGDA,
NEAR WATER TANK,
VALSAD-396001. GUJARAT
Mo. 99794 04010

BOOK NO.: 09
PAGE NO.: 48
Serial NO.: 912
DATE: 23/06/2022





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Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ84015591703046U

Certificate Issued Date : 23-Jun-2022 04:18 PM

Account Reference : IMPACC (SV)/ gj13155304/ VALSAD/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJ1315530499015736835779U

Purchased by : RIDAAN DEVELOPERS

Description of Document : Article 29 Indemnity Bond

Description : AFFIDAVIT CUM DECLARATION

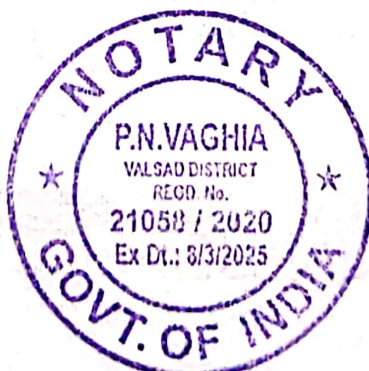
Consideration Price (Rs.) : 0
(Zero)

First Party : RIDAAN DEVELOPERS

Second Party : GUJARAT RERA

Stamp Duty Paid By : RIDAAN DEVELOPERS

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



BOOK NO.: 09
PAGE NO.: 48
Serial NO.: 913
DATE: 23/06/2022

JD 0003586890

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NO
*

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FORM 'B-1'

(See rule 3 (4))

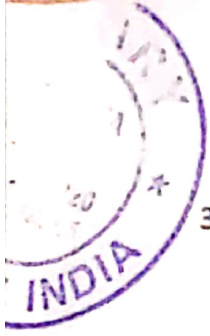
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of MR. DINESHBHAI THAKORLAL DESAI duly authorized by the promoter of RIDAAN DEVELOPERS For Project SUMEGHA APARTMENT, vide its authorization dated 21/06/2022.

I, MR. DINESHBHAI THAKORLAL DESAI duly authorized by the promoter of RIDAAN DEVELOPERS For Project SUMEGHA APARTMENT do hereby solemnly declare, undertake and state as under that;

1. I, have entered into an agreement with ALL THE FLATS OWNER OF SUMEGHA APARTMENT, through its power of Attorney Holder (i) PRAVINKUMAR NARANBHAI SEVAK and (ii) MINABEN BHARATBHAI VARDHANI by way of Development Agreement, Registered on day 13/06/2022 at sub Registrar office Valsad to develop the land bearing City Survey No. 3429 of Valsad Village (Said Land) ;
2. ALL THE FLAT OWNERS OF SUMEGHA APARTMENT through its power of Attorney Holder (i) PRAVINKUMAR NARANBHAI SEVAK and (ii) MINABEN BHARATBHAI VARDHANI has a legal title to the land on which the development of proposed project 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 RIDAAN DEVELOPERS (the Promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.



3. That I will abide by all the conditions of the development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payment towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis. .
4. That, I will be liable for fulfilment of my obligations under the Act towards the allottees of the units/apartments.

1) MR. DINESHBHAI THAKORLAL DESAI

Authorized Signatory of
M/s. RIDAAN DEVELOPERS,
A Partnership Firm.

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 Valsad on this 23rd day of June, 2022.



[Signature]

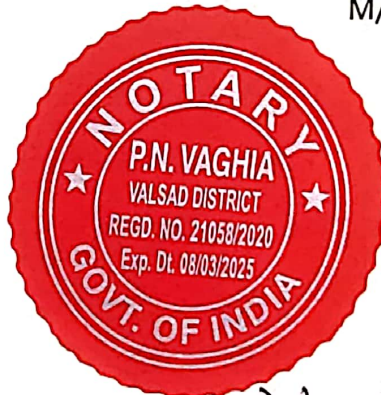
1) MR. DINESHBHAI THAKORLAL DESAI



Authorized Signatory of

M/s. RIDAAN DEVELOPERS,

A Partnership Firm



Desai
IDENTIFIED BY ME

Harshadbhai L. Barot
9624176807

BOOK NO.: 09
PAGE NO.: 48
Serial NO.: 973
DATE: 23/06/2022

P.N. Vaghia 23/06/2022
PANKITA NAROTTAMDAS VAGHIA
ADVOCATE & NOTARY
HANUMAN BHAGDA,
NEAR WATER TANK,
VALSAD-396001. GUJARAT
Mo. 99794 04010





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Certificate of Stamp Duty

Certificate No. : IN-GJ84028497964524U

Certificate Issued Date : 23-Jun-2022 04:26 PM

Account Reference : IMPACC (SV)/ gj13155304/ VALSAD/ GJ-VL

Unique Doc. Reference : SUBIN-GJGJ1315530499044025830997U

Purchased by : RIDAAN DEVELOPERS AND SUMEGHA APARTMENT OWNERS

Description of Document : Article 29 Indemnity Bond

Description : AFFIDAVIT CUM DECLARATION

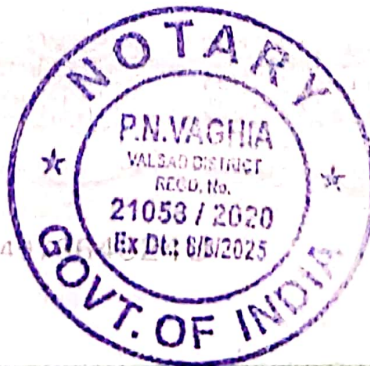
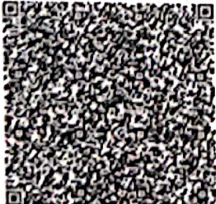
Consideration Price (Rs.) : 0
(Zero)

First Party : RIDAAN DEVELOPERS AND SUMEGHA APARTMENT OWNERS

Second Party : GUJARAT RERA

Stamp Duty Paid By : RIDAAN DEVELOPERS AND SUMEGHA APARTMENT OWNERS

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



BOOK NO.: 09

PAGE NO.: 48

Serial NO.: 910

DATE: 23/06/2022

JD 0003586893

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FORM 'B-2'

(See rule 3 (4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY (1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND (2) THE OWNER OF LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) MR. DINESHBHAI THAKORLAL DESAI promoter of the proposed project/duly authorized by the promoter of RIDAAN DEVELOPERS for the Project SUMEGHA APARTMENT proposed project, vide its authorization dated 21/06/2022;
- 2) ALL THE FLATS OWNER OF SUMEGHA APARTMENT, through its power of Attorney Holder (i) PRAVINKUMAR NARANBHAI SEVAK and (ii) MINABEN BHARATBHAI VARDHANI owner of the project land;

We, 1) MR. DINESHBHAI THAKORLAL DESAI promoter of SUMEGHA APARTMENT proposed project/duly authorized by the promoter of RIDAAN DEVELOPERS For the Project SUMEGHA APARTMENT proposed project, AND 2) ALL THE FLATS OWNER OF SUMEGHA APARTMENT, through its power of Attorney Holder (i) PRAVINKUMAR NARANBHAI SEVAK and (ii) MINABEN BHARATBHAI VARDHANI owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development Agreement, registered on date 13/06/2022 at sub Registrar Office Valsad to develop the land bearing City Survey No. 3429 of Valsad Village (said land);

B. That ALL THE FLAT OWNERS OF SUMEGHA APARTMENT through its power of Attorney Holder (i) PRAVINKUMAR NARANBHAI SEVAK and (ii) MINABEN BHARATBHAI VARDHANI has a legal title to the land on which the development of proposed project 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 RIDAAN DEVELOPERS (the Promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

C. That, we will abide by all the conditions of the development agreement and fulfil all our obligations under the said agreement, specifically of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provision of Section 17 of the RERA Act.

D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, Agreement by way of registered development agreement between undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



1) MR. DINESHBHAI THAKORLAL DESAI

Authorized Signatory of

M/s. RIDAAN DEVELOPERS,

A Partnership Firm.



Bauk

(2) (i) PRAVINKUMAR NARANBHAI SEVAK

Power of Attorney Holder.

Land Owner

મિ. બ. વર્ધાની

(2) (ii) MINABEN BHARATBHAI VARDHANI

Power of Attorney Holder.

Land Owner

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 Valsad on this 23rd day of June, 2022.



1) MR. DINESHBHAI THAKORLAL DESAI

Authorized Signatory of
M/s. RIDAAN DEVELOPERS,
A Partnership Firm.



(2) (i) PRAVINKUMAR NARANBHAI SEVAK

Power of Attorney Holder.

Land Owner



(2) (ii) MINABEN BHARATBHAI VARDHANI

Power of Attorney Holder.

Land Owner

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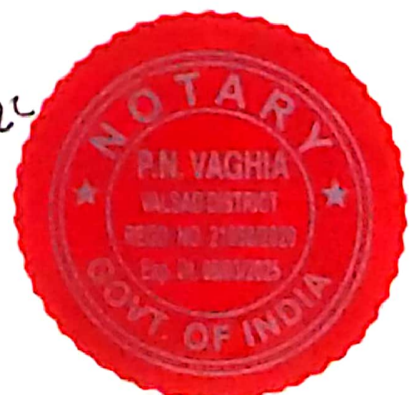
Handwritten signature

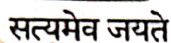
Harshadkumar L. Banor

962476507

BOOK NO.: 09
PAGE NO.: 48
Serial NO.: 910
DATE: 23/06/2022

P. N. VAGHIA
ADVOCATE & NOTARY
HANUMAN BHAGDA,
NEAR WATER TANK,
VALSAD-396001, GUJARAT
Mo. 99794 04010



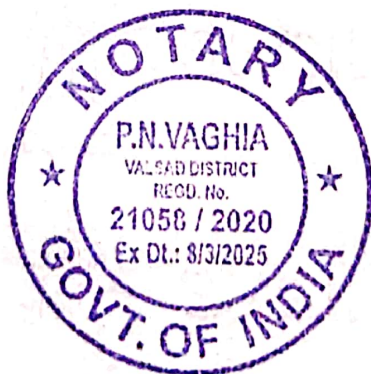
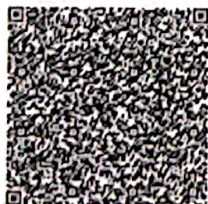


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Government of Gujarat

Certificate of Stamp Duty

Certificate No.	:	IN-GJ84022360301916U
Certificate Issued Date	:	23-Jun-2022 04:22 PM
Account Reference	:	IMPACC (SV)/ gj13155304/ VALSAD/ GJ-VL
Unique Doc. Reference	:	SUBIN-GJGJ1315530499031801933301U
Purchased by	:	RIDAAN DEVELOPERS
Description of Document	:	Article 29 Indemnity Bond
Description	:	AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RIDAAN DEVELOPERS
Second Party	:	GUJARAT RERA
Stamp Duty Paid By	:	RIDAAN DEVELOPERS
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)



BOOK NO.: 09
PAGE NO.: 48
Serial NO.: 911
DATE: 23/06/2022

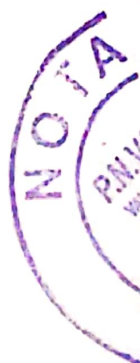
IN-GJ84022360301916U

JD 0003586892

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. DINESHBHAI THAKORLAL DESAI authorised signatory of RIDAAN DEVELOPERS for the project SUMEGHA APARTMENT situated at City Survey No. 3429, Tithal Road, Valsad.

I, MR. DINESHBHAI THAKORLAL DESAI authorized signatory 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 SUMEGHA APARTMENT is in the VALSAD NAGARPALIKA municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of VALSAD NAGARPALIKA municipal corporation. With prior permission of VALSAD NAGARPALIKA prior to giving possession to Allottees.

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.

INDIA *

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

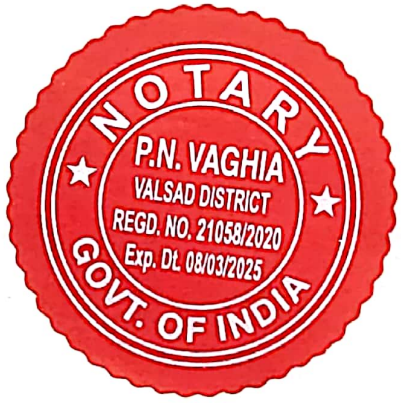
We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.



[Signature]

1) MR. DINESHBHAI THAKORLAL DESAI

Authorized Signatory of
M/s. RIDAAN DEVELOPERS,
A Partnership Firm

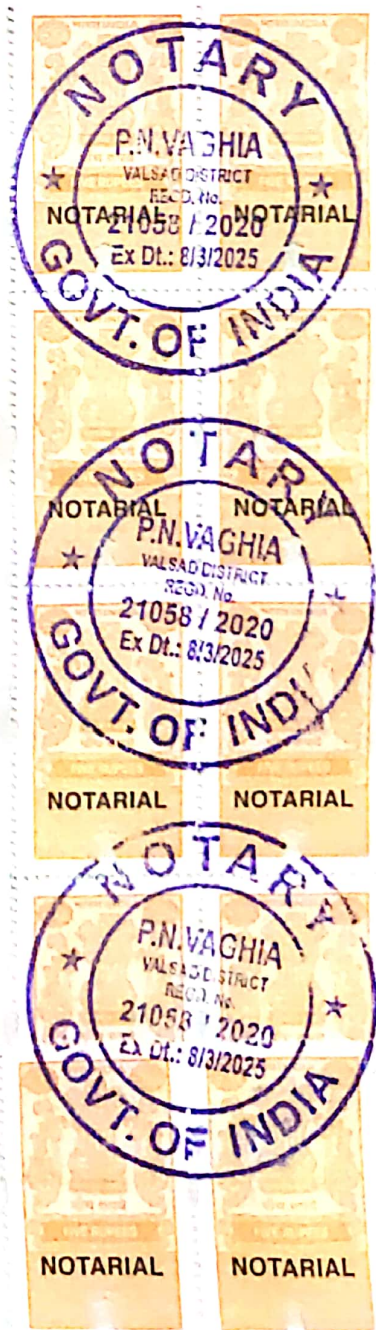


[Signature]
IDENTIFIED BY ME

Haneshbhai L. Barot
9624176807

BOOK NO.: 09
PAGE NO.: 48
Serial NO.: 911
DATE: 23/06/2022

P.N. Vaghia
23/06/2022
PANKITA NAROTTAMDAS VAGHIA
ADVOCATE & NOTARY
HANUMAN BHAGDA,
NEAR WATER TANK,
VALSAD-396001, GUJARAT
Mo. 99794 04010





भारत सरकार

GOVERNMENT OF INDIA



दिनेशबाब धक्षेत्रबाब देशाई

Dineshbhai Thakorbhai Desai

जन्म तारीख / DOB : 27/12/1956

पुरुष / MALE

7824 4982 0647



आधार - सामान्य भाषासंगी अधिका

25/11



भारतीय विशिष्ट पहचान प्रा

GOVERNMENT OF INDIA

भारत
INDIA

संस्थापक

श्री पुत्र धक्षेत्रबाब देशाई, अ-4, सिव रो

हाऊस, भाग-1, सोनेबा-1 पाले, नर्सरी रोड,

तलोप, जिल्हापोरुषकराव, नवसारी, गुजरात,

396321

Address:

S/O: Thakorbhai D

Shiv Row House,

Cinema, Nursery

Balmora (Talodh),

Gujarat, 396321

A-4,

And

1, Talodh,

an,



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. No 1947,
Bengaluru-560 001





ભારત સરકાર
Government of India



હર્ષદભાઈ લક્ષ્મણભાઈ બારોટ
Harshadbhai Lakshmanbhai Barot

જન્મ તારીખ / DOB : 22/09/1965
પુરુષ / Male



5573 6890 1056

આધાર - સામાન્ય માણસનો અધિકાર

del Sam



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: લક્ષ્મણભાઈ બારોટ, 333 રાધા કૃષ્ણ મંદિર કમ્પ્લેક્સ, મોટી દેવસર, ગણદેવી, દેવસર નવસારી, ગુજરાત. 396380
Address: S/O Lakshmanbhai Barot, 333 radha Krishna Mandir fanya, MOTI devsar, Gandevi, Devsar Navsari, Gujarat, 396380

5573 6890 1056

1047
1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

POWER OF AUTHORITY

TO WHOM SOEVER THIS MAY CONCERN

We The Undersigned All Partners of the RIDAAN DEVELOPERS hereby give the Authority of Signature and all other necessary work related to the RERA matter for the project called SUMEGHA APARTMENT which is situated at City Survey No. 3429, Village Valsad to the MR. DINESHBHAI THAKORLAL DESAI One of the Partner of the RIDAAN DEVELOPERS from the Dated 21st Day of June, 2022.

We the all partners Don't have any obligation for the said authority, all works performed by the MR. DINESHBHAI THAKORLAL DESAI are bound for the RIDAAN DEVELOPERS a Partnership Firm.

Partners Giving Authority: -



1. MRS. KALPANA DINESH DESAI



[Handwritten signature in blue ink]

2. MR. KARAN DINESHBHAI DESAI

I, The undersigned MR. DINESHBHAI THAKORLAL DESAI accepted the said Authority.



[Handwritten signature in blue ink]

MR. DINESHBHAI THAKORLAL DESAI