



IN-GJ95401012677591V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ95401012677591V
Certificate Issued Date : 30-Jun-2023 05:58 PM
Account Reference : IMPACC (SV)/ gj13138404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313840416734195116982V
Purchased by : MANOJ RANA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VARNIRAJ INFRA
Second Party : Not Applicable
Stamp Duty Paid By : VARNIRAJ INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0036341998

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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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 **Nitin Pravinbhai Patel** promoter of the project /duly authorized by the promoter **Varniraj Infra** of the Project Name: "**Fortune Prestige**", R.S No **144/1 & 144/2, O.P No 55, F.P. No 55, T.P.S No 29** Area of Plot: **9228.00(Sq.Mt.)** Village **Manjalpur**, Taluka **VADODARA**, Authority Name- **VMSS**, District – **Vadodara** vide its/his/their authorization dated **05/07/2023**.

Affidavit cum Declaration of **Nitin Pravinbhai Patel** promoter of the project **Varniraj Infra** duly authorized by the promoter of the project, vide its/his/their authorization dated **05/07/2023**.

I, **Nitin Pravinbhai Patel** promoter of the project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I **Varniraj Infra** promoter have / 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 **30/09/2028**.
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 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.
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

[Signature]



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 to the percentage of completion 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.

For VARNIRAJ INFRA


PARTNER

Nitin Pravinbhai Patel

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 of

July, 2023.



For VARNIRAJ INFRA


PARTNER

Nitin Pravinbhai Patel



ATTESTED

P. J. SHAH
NOTARY (GOVT. OF INDIA)

AUTHORITY

LETTER

VARNIRAJ INFRA



सत्यमेव जयते

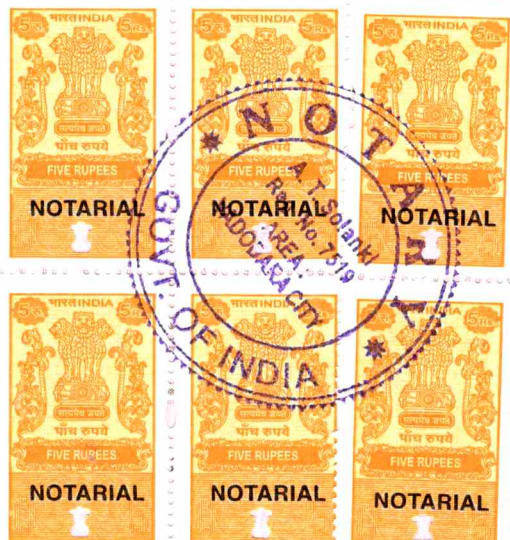
INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

₹300

Regd. No.: 9501
Date: 10/12/2022
A. T. SOLANKI
NOTARY VADODARA

₹300/₹300

Certificate No. : IN-GJ70259076868725U
Certificate Issued Date : 07-Dec-2022 05:49 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BARIT0112/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJCSCEG0768774569567934U
Purchased by : VARNIRAJ INFRA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AUTHORITY LETTER
Consideration Price (Rs.) : 0
(Zero)
First Party : VARNIRAJ INFRA
Second Party : Not Applicable
Stamp Duty Paid By : VARNIRAJ INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

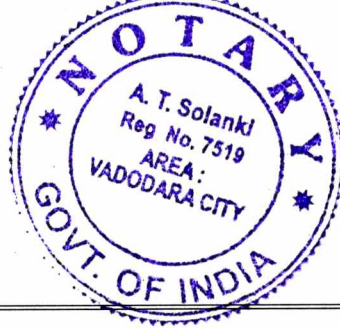


₹300

JD 0024970775

Statutory Alert:

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VARNIRAJ INFRA

Reg. Address:

C/87, Matrix Homes,
Opp. C M Patel Farm,
Kalali Road, Kalali,
Atladra, Vadodara - 390 012

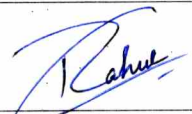
AUTHORITY LETTER

We, **M/s. VARNIRAJ INFRA**, a Partnership Firm, having registered office at, C/87, Matrix Homes, Opp. C M Patel Farm, Kalali Road, Kalali, Atladra, Vadodara - 390 012, hereby authorized on behalf of Partnership Firm, **Mr. HIMANSHU RAMANBHAI PATEL OR Mr. NITIN PRAVINBHAI PATEL OR Mr. PIYUSH UPENDRABHAI PATEL** (if any one) to sign, execute and admit all the Documents like, Agreement to Sale Deed, Sale Deed (Conveyance Deed), MOU agreement, Consent Agreement, Construction Agreement, Disturb Area Permission documentations, Amendment (Correction) Agreements, Cancellation of Agreement, Development Agreement, Lease Agreement and others agreement in regards to the project property, and to appear and presence in Sub-Registrar Offices, Collectors offices or any other Competent Authority or before Notary Public on behalf of our Partnership Firm Business any act, deed or things as may be necessary to complete the formalities in the manner required by law.

To open and operate all type of Bank accounts in a nationalized and/or any private or co-operative bank and to sign all cheques, withdrawals, letters, documents for the operation of the said bank account or accounts jointly or individually with such banks.

Signature of Executors of Consent Letter:

M/S. VARNIRAJ INFRA, a Partnership Firm through Partners,

	
Mr. AMIT GIRDHARBHAI PATEL	Mr. ANUJ KIRIT PATEL
	
Mr. CHIRAG MAHENDRABHAI PATEL	Mr. HIMANSHU RAMANBHAI PATEL
	
Mr. MUKESHKUMAR GIRDHARBHAI PATEL	Mr. NITIN PRAVINBHAI PATEL
	
Mr. PIYUSH UPENDRABHAI PATEL	Mrs. PRIYANKABEN NILESHKUMAR PATEL
	
Mr. RAHUL ISHWARBHAI SUTHAR	Mr. SHAILYA VISHNU TIWARI

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

ATTESTED


A. T. SOLANKI
NOTARY, VADODARA

10/12/2022