

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No. : IN-GJ25511010119734U
Certificate Issued Date : 09-Sep-2022 06:36 PM
Account Reference : IMPACC (CS)/ gj13229619/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1322961980676002509493U
Purchased by : ADV R G CHITTALIYA
Description of Document : Article 29 Indemnity Bond
Description : IN PRESENT OF RERA
Consideration Price (Rs.) : 0
(Zero)
First Party : DEV DEVELOPERS PART FIRM
Second Party : Not Applicable
Stamp Duty Paid By : DEV DEVELOPERS PART FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



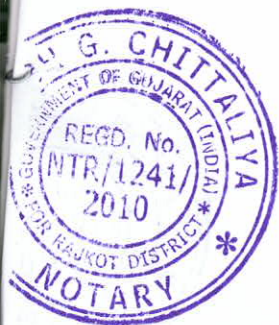
Page No. 183
Serial No. 704
Receipt No. 704/2022
Date 9/9/2022

IN-GJ25511010119734U

JD 0010490862

Statutory Alert:

1. 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.
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.



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. ~~/Ms.~~ **Jitendra Jayantilal Shah** (Partner of Dev Developers)
promoter ~~/duly authorized by the promoter of~~ **Fortune - 1** (Name of proposed project), vide its ~~/his~~
~~/her/their authorization dated~~

I, **Jitendra Jayantilal Shah** promoter ~~/duly authorized by the promoter~~ **Fortune - 1** (name of
the proposed project) do hereby solemnly declare, undertake and state as under that;

1. I / we have a legal title to the land on which the development **Fortune - 1** (name of the
proposed project) is proposed ;

OR

~~_____ have / has a legal title to the land on which the development of~~
~~_____ (Name of the 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 promoter for development of the real estate project is
enclosed herewith.

2. the said land is free from all encumbrances.

OR

~~details of encumbrances _____ including details of any rights, title, interest or name of~~
~~any party in or over such land, along with details.~~

3. The time period within which the project shall be completed by me / us is 30/06/2023.
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.

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DEV DEVELOPERS

Jitendra J. Shah

PARTNER

Deponent

Jitendra Jayantilal Shah

Designated Partner of Dev Developers

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me / us therefrom.

Verify by me at Rajkot on this 09th day of Sept, 2022

DEV DEVELOPERS

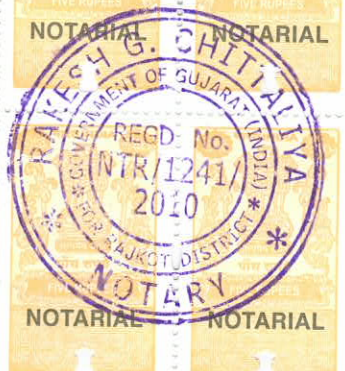
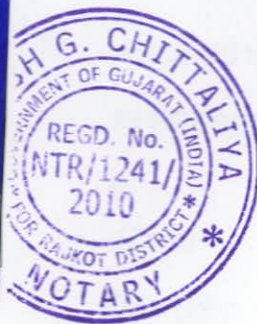
Jitendra J. Shah

PARTNER

Deponent

Jitendra Jayantilal Shah

Designated Partner of Dev Developers



Solemnly Affirmed Before Me By
Shri. Jitendra J. Shah
Who Is Identified By Sect Advocate Who Is
Personally Known to Me On This
..... Day of
9/9/2022 At Rajkot

Rakesh G. Chittaliya
R. G. CHITTALIYA
NOTARY

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Dev Developers

Palace Road, Ward no. 1, Siddharth,
Opp. Gundawadi Hospital, Gundawadi,
Rajkot - 360002

POWER OF ATTORNEY FOR RERA

KNOW ALL MEN BY THESE PRESENTS THAT We, undersigned **all the partner** of M/s **Dev Developers, Rajkot** hereby authorize **Jitendra Jayantilal Shah** in the capacity of **Partner**, of the M/s Dev Developers to do all or any of the act, matters and things related to RERA Registration and any other RERA compliance of Dev Developers on our behalf.

WE HEREBY RATIFY and confirm all and whatsoever our representative shall lawfully do or purport to do under or by virtue of these presents.

NAME OF THE PERSON	SIGNATURE
Jitendra Jayantilal Shah	Jitendra J. Shah
Mira Maganlal Desai	Mira M. Desai
Jayshriben Jitendrabhai Shah	J. J. Shah
Divyesh Jayantilal Talpada	

Dated: 30.08.2022

Place: Rajkot