



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



No.: 518
Date: 19-06-2020

IN-GJ99604368330421S

Certificate No.	:	IN-GJ99604368330421S
Certificate Issued Date	:	19-Jun-2020 12:04 PM
Account Reference	:	IMPACC (SV)/ gj13209604/ BARODA/ GJ-BA
Unique Doc. Reference	:	SUBIN-GJGJ1320960438383379480193S
Purchased by	:	HEMANT PATEKAR
Description of Document	:	Article 5(h) Agreement (not otherwise provided for)
Description	:	AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PRATHAMESH DEVELOPERS
Second Party	:	JITENDRA LAXMANSINH GAEKWAD
Stamp Duty Paid By	:	PRATHAMESH DEVELOPERS
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)



LB 0001227933

Statutory Alert:

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FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPOERTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of Mr. / Ms. **JITENDRA LAXMANSINH GAEKWAD**, Promoter of project / duly authorized by promoter **PRATHAMESH DEVELOPERS** of the Project Name: **RAJ NIWAS R.S399C.S. 1/1 TO1/5 & 3582/PAIKI TIKI NO 27/10, VIBHAG** Block No. NA, O.P. No. NA, F.P. No. NA Area of Plot: **676.73(Sq. Mt.)**, T.P. Scheme No NA, Village Name. **VADODARA**, Taluka. **VADODARA**, Authority Name. **JITENDRA LAXMANSINH GAEKWAD**, District. **VADODARA**, Vide Its / his/ their Authorized Dated: **10-06-2019**.

Affidavit cum Declaration of Mr. /Ms. **JITENDRA LAXMANSINH GAEKWAD** Promoter of the proposed project/ duly authorized by the promoter **PRATHAMESH DEVELOPERS** of the proposed project, vide its/his/their authorization dated **10-06-2019**;

I, **JITENDRA LAXMANSINH GAEKWAD** Promoter of the proposed project/ duly authorized by the promoter **PRATHAMESH DEVELOPERS** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development 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. 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 **31-12-2025**.
4. That seventy percentage of amount realised by me/promoter for the real estate project from the Allottees, from time to time, shall be in deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

Handwritten signature



5. That the amount from separate account, to cover the cost of the project shall be withdrawn in portion to the 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 chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter 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 that audit that the amount collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all pending approvals on time, from the competent authorities.
9. That promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

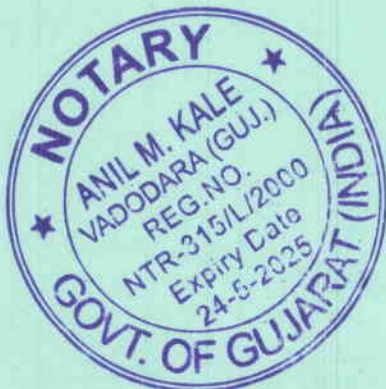
Verify by me at Vadodra on this 19th day of June 2020

Deponent

Solemnly Affirmed / Declare
Sworn Before Me

ANIL M. KALE
NOTARY

VADODARA GUJARAT INDIA





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INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

No.: 990

Date: 10-6-2020



Certificate No.

IN-GJ95604944245026S

Certificate Issued Date

10-Jun-2020 11:29 AM

Account Reference

IMPACC (SV)/ gj13209604/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1320960430525321936195S

Purchased by

HEMANT PATEKAR

Description of Document

Article 4 Affidavit

Description

Not Applicable

Consideration Price (Rs.)

0

(Zero)

First Party

JITENDRA LAXMANSINH GAEKWAD

Second Party

Not Applicable

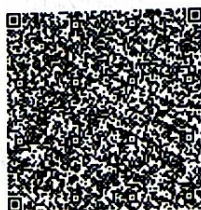
Stamp Duty Paid By

JITENDRA LAXMANSINH GAEKWAD

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



LB 0001227808

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Affidavit

Affidavit cum declaration of Mr JITENDRA LAXMANSINH GAEKWAD promoter /Duly Authorized Signatory of PRATHAMESH DEVELOPERS For project RAJ NIWASat Block /Survey No1/1 TO1/5 & 3582/PAIKI TIKI NO 27/10, VIBHAG B Moje VADODARA, Ta. VADODARA, Dist. VADODARA.

JITENDRA LAXMANSINH GAEKWAD authorized Signatory by the promoter PRATHAMESH DEVELOPERS do hereby solemnly declare, undertake and State that,

I have submitted an application for RERA registration for my above mention project .

In the submitted Plans (approved by competent authority) is not Showing RERA Carpet area. But the form -3 submitted by me as prepared by chartered by accountant Mr RONAKKUMAR MAJMUDAR is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no -GH/V/116 of 2019 /PAR -102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form -3 carpet area calculations, I/we are bound to pay the same.



[Signature]
Promoter



Solemnly Affirmed / Declare
Sworn Before Me
[Signature]
ANIL M. KALE
NOTARY
VADODARA GUJARAT INDIA





सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

No.: 589

Date: 10-06-2020



Certificate No.

IN-GJ95803074574524S

Certificate Issued Date

10-Jun-2020 11:28 AM

Account Reference

IMPACC (SV)/ gj13209604/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1320960430518506593823S

Purchased by

HEMANT PATEKAR

Description of Document

Article 4 Affidavit

Description

Not Applicable

Consideration Price (Rs.)

0
(Zero)

First Party

JITENDRA LAXMANSINH GAEKWAD

Second Party

Not Applicable

Stamp Duty Paid By

JITENDRA LAXMANSINH GAEKWAD

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



LB 0001227807

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Affidavit cum Declaration

Affidavit cum declaration of **Mr. JITENDRA LAXMANSINH GAEKWAD** Authorized Signatory of **PRATHAMESH DEVELOPERS** for the project **RAJ NIWAS** situated at **NEW BAGIKHANAT, PLOT NO 6, OPP POLOGROUND, and VADODARA** Gujarat, India.

I **JITENDRA LAXMANSINH GAEKWAD** 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.

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.

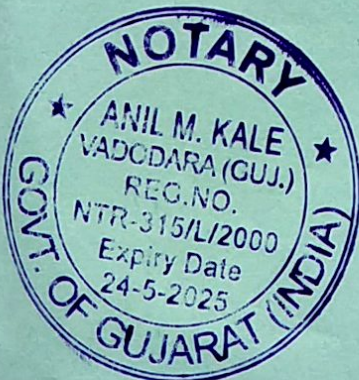
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the Allottees.

We understand that the entire responsibility for the same will be that of promoter.

Deponent

Solemnly Affirmed / Declare
Sworn Before Me

18-6-2020
ANIL M. KALE
NOTARY
VADODARA GUJARAT INDIA



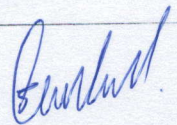
AUTHORITY LETTER

We the partners of **PRATHAMESH DEVELOPERS**, having principal place of business at **RAJ NIWAS** city Vadodara state Gujarat do hereby authorized shri. **JITENDRA LAXMANSINH GAEKWAD** to represent us for any compliance related to RERA.

Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Date: 10-06-2019

Place: Vadodara

<u>Name of Partners</u>	<u>Signature</u>
JITENDRA LAXMANSINH GAEKWAD	
DATTATRAY GANPATRAO SURVE	