

1 894

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



IN-GJ22958520285473V

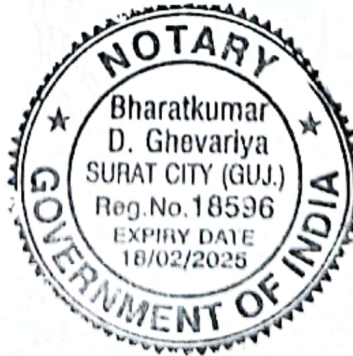


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Reg.Sr.No. 894/2023
Date: 13/03/2023

Certificate No. : IN-GJ22958520285473V
Certificate Issued Date : 13-Mar-2023 01:32 PM
Account Reference : IMPACC (AC)/ gj13252311/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1325231173089505017396V
Purchased by : GABHARUBHAI DHANJIBHAI UKANI
Description of Document : Article 32 Letter of Guarantee
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : GABHARUBHAI DHANJIBHAI UKANI
Second Party : Not Applicable
Stamp Duty Paid By : GABHARUBHAI DHANJIBHAI UKANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JND 0044956242

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcllestamp.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

Affidavit cum Declaration of Mr. GABHARUBHAI DHANJIBHAI UKANI duly authorized by the promoter of GABHARUBHAI DHANJIBHAI UKANI AND OTHERS for the proposed project "KARMA ANAND BUNGLOWS" vide his authorization dated 28/02/2023.

I, GABHARUBHAI DHANJIBHAI UKANI duly authorized by the promoter of the proposed project "KARMA ANAND BUNGLOWS" do hereby solemnly declare, undertake and state as under that;

1. I/we GABHARUBHAI DHANJIBHAI UKANI AND OTHERS combinedly have a legal title to the land on which the development of KARMA ANAND BUNGLOWS, BLOCK NO. 149/A,149/K,151 Moje :- BHARTANA KOSAD, Taluka :- CHORYASI Dist.:- Surat-394107 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 31/12/2025.
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.

Gaut

Deponent



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 _____ on this _____ day of _____

Deponent



Note:- No any Responsibility of the
Contents of this Document
which has signed in my
Presence only :- NOTARY

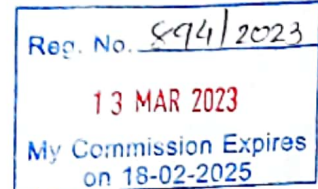
I Know the Signatory
and Identified by me

(21/2/23)
EN. No. G/...../....
Advocate



BEFORE ME

Bharatkumar D. Ghevariya
NOTARY
SURAT CITY (GUJ.)
GOVT. OF INDIA



GABHARUBHAI DHANJIBHAI UKANI AND OTHERS

**KARMA ANAND BUNGLOWS, BLOCK NO. 149/A,149/K,151 Moje :- BHARTANA
KOSAD , Taluka :- CHORYASI Dist.:- Surat-394107**

Date: 02/03/2023

AUTHORITY LETTER

To,
RERA Authority,
Gandhinagar

Respected Authority,

We hereby authorize **Mr. GABHARUBHAI DHANJIBHAI UKANI** to be the Authorized Person for all matters related to RERA.

Further, Mr. GABHARUBHAI DHANJIBHAI UKANI is also authorized to sign all documents/ agreements related to RERA on behalf of "GABHARUBHAI DHANJIBHAI UKANI AND OTHERS" for the project "KARMA ANAND BUNGALOWS " having Principal place of Business at Surat.

Name of other Land Owner	Signature
Ishvarbhai Durlabhbhai Panchani	X <i>Ishvar D. Panchani</i>

Acceptance as an authorized signatory

I, Mr. **GABHARUBHAI DHANJIBHAI UKANI** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on **GABHARUBHAI DHANJIBHAI UKANI AND OTHERS**.

Date: 02/03/2023

GABHARUBHAI DHANJIBHAI UKANI

Gabhai

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Affidavit Cum Declaration



IN-GJ22957289047349V



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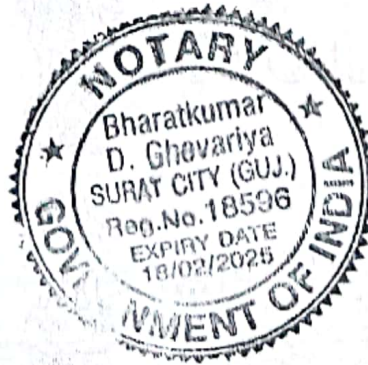
INDIA NON JUDICIAL

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Certificate of Stamp Duty

Reg.Sr.No. 895/2023
Date: 13/03/2023

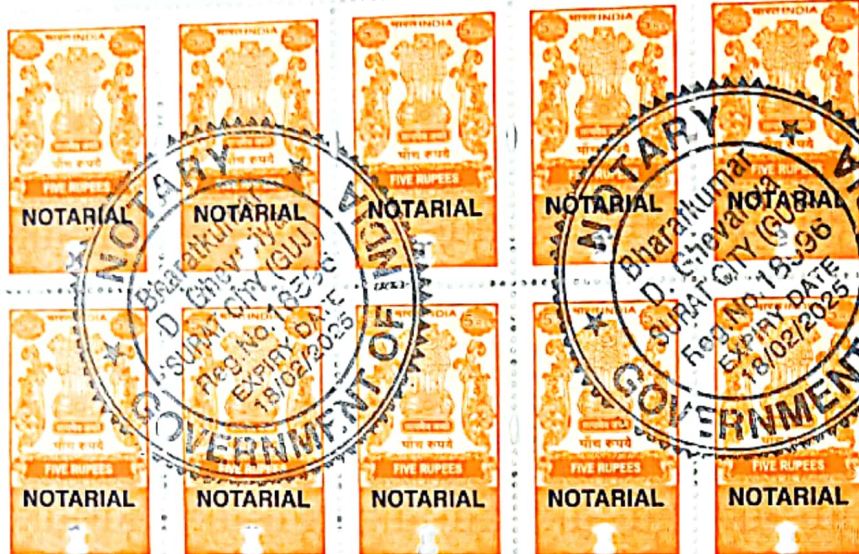
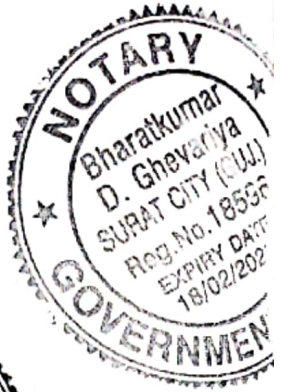
Certificate No. : IN-GJ22957289047349V
Certificate Issued Date : 13-Mar-2023 01:31 PM
Account Reference : IMPACC (AC)/ gj13252311/ NANPURA/ GJ-SU
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(Three Hundred only)



JTD 0044956241

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would

- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch / Centre.

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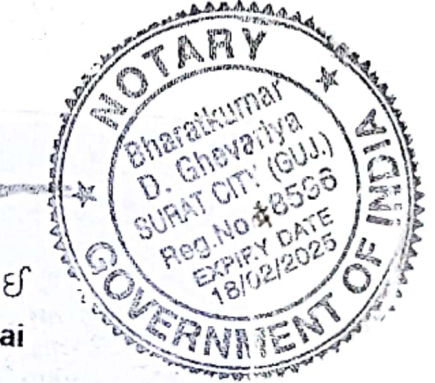


भारत सरकार
GOVERNMENT OF INDIA



ઉકાણી ગભરુભાઈ ધનજીભાઈ
Ukani Gabharubhai Dhanjibhai
જન્મ તારીખ / DOB: 01/06/1965
પુરુષ / MALE

6347 2476 0230



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- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

Note:- No any Responsibility of the
Contains of this Document
which has signed in my
Presence only :- NOTARY



Affidavit cum declaration of Mr **GABHARUBHAI DHANJIBHAI UKANI** duly authorized by the promoter of **GABHARUBHAI DHANJIBHAI UKANI AND OTHERS** for the proposed project **KARMA ANAND BUNGLOWS** situated at of **KARMA ANAND BUNGLOWS, BLOCK NO. 149/A, 149/K, 151** Moje :- **BHARTANA KOSAD**, Taluka :- **CHORYASI** Dist.:- **Surat-394107**.

I **GABHARUBHAI DHANJIBHAI UKANI** authorised 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. OR

Our project **KARMA ANAND BUNGLOWS** is in the **SURAT MUNICIPAL CORPORATION** 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 **SURAT MUNICIPAL CORPORATION** municipal corporation. with prior permission of **SURAT MUNICIPAL CORPORATION** prior to giving possession to allottees.

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.

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

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

I Know the Signatory and Identified by me

(21/2/23)

EN. No. G/...../....
Advocate



Reg. No. 895/2023

13 MAR 2023

My Commission Expires
on 18.02.2025

Deponent
BEFORE ME

Bharatkumar D. Ghevariya
NOTARY
SURAT CITY (GUJ.)
GOVT. OF INDIA