



THE KALUPUR COMMERCIAL
CO-OP BANK LTD.
ANAND BRANCH

GUJ/SOS/AUTH/AV/49/2006

भारत 42990 SPLADH. तारा
134814 FEB 24 2020
14:39
R.0000300 PB5562
INDIA STAMP DUTY GUJARAT

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. **Chetan Gunvantrai Raja** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **NA**;

I, **Chetan Gunvantrai Raja, Proprietor of M/s Chaitanya Builders**, promoter of the proposed project "**Chaitanya Ananda**" situated at **City Survey No. 1298/1 & 1298/2, City Survey No. 1298/1 & 1298/2, Vidhya Dairy Road, Opp. Vidhya Dairy, Anand - 388001** do hereby solemnly declare, undertake and state as under:

1. I/We have a legal title to the land on which the development of the project is proposed.
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/promoter is **30/06/2023**.
4. 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. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

FOR, CHAITANYA BUILDERS
Chetan G. Raja
PROPRIETOR

IDENTIFIED BY ME
[Signature]

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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 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 / promoter shall take all the pending approvals on time, from the competent authorities.
9. I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent
FOR, CHAITANYA BUILDERS
Chaitanya Rai
PROPRIETOR

Verification

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

Verified by me at _____ on this _____ day of _____ 2020

Deponent

FOR, CHAITANYA BUILDERS
Chaitanya Rai
PROPRIETOR



DATE: 4 FEB 2020
REG. NO.: 1098
ATTESTED BY ME
[Signature]
MUKESH C. JETHVA
NOTARY
GOVT. OF GUJARAT



THE KALUPUR COMMERCIAL
CO-OP BANK LTD.
ANAND BRANCH

भारत 42989 SPL.ADH. 141812
FEB 24 2020
14:39
R_s 0000300 PB5562
INDIA STAMP DUTY GUJARAT

Affidavit Cum Declaration

Affidavit Cum Declaration of **Mr. Chetan Gunvantrai Raja**, as a Proprietor and authorized signatory of **M/s Chaitanya Builders**, promoter of the project "**Chaitanya Ananda**" situated at **City Survey No. 1298/1 & 1298/2, Vidhya Dairy Road, Opp Vidhya Dairy, Anand - 388001, Gujarat.**

I, **Chetan Gunvantrai Raja**, Authorized Signatory of proposed project duly authorized by the promoter **M/s Chaitanya Builders**, do hereby solemnly declare, undertake and state as under:

I/we have submitted an application for RERA Registration vide Acknowledgement No. **To Be Applied** for my above mentioned project.

In the submitted plans (approved by competent authority) RERA Carpet Area have not been shown. But the Form 3 submitted by us as prepared by Chartered Accountant **Mitesh Thakkar** is showing RERA carpet area, which is true and correct according to best of my knowledge.

I/we are 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/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per Form 3 carpet area calculation, I/we are bound to pay the same.



FOR, CHAITANYA BUILDERS

Deponent PROPRIETOR

Verification

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

Verified by me at _____ 2020.

on this **24 FEB 2020** day of

DATE: _____

REG. NO.: **1096**

ATTESTED BY ME

MUKESH C JETHVA
ADVOCATE & NOTARY
1st, Floor, Akta Chambers,
Opp. Mamlatdar Court,
ANAND - 388001.
Mob.: 9825272804

IDENTIFIED BY ME

[Signature]

MUKESH C. JETHVA
NOTARY
GOVT. OF GUJARAT



THE KALUPUR COMMERCIAL
CO-OP BANK LTD.
ANAND BRANCH

GUJ/SOS/AUTH/AV/49/2006

भारत 42988 SPLADH. 14:39
199816 FEB 24 2020
ZERO ZERO ZERO ZERO THREE ZERO ZERO
R.0000300 PB5562
INDIA STAMP DUTY GUJARAT

Affidavit cum Declaration

Affidavit cum declaration of **Mr. Chetan Gunvantrai Raja** authorized signatory of **M/s Chaitanya Builders** for the project "**Chaitanya Ananda**" situated at **City Survey No. 1298/1 & 1298/2, Vidhya Dairy Road, Opp. Vidhya Dairy, Anand - 388001.**

I, **Chetan Gunvantrai Raja** 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 **Chaitanya Ananda** is in the **Anand** 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 **Anand** Municipal Corporation with prior permission of **Anand** Municipal Corporation 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.

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

IDENTIFIED BY ME

FOR, CHAITANYA BUILDERS

G. Chetan Raja
PROPRIETOR

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



Deponent



DATE: 4 FEB 2020
REG. NO.: 10977
ATTESTED BY ME

MUKESH C. JETHVA
NOTARY
GOVT. OF GUJARAT

MUKESH C JETHVA
ADVOCATE & NOTARY
1st, Floor, Akta Chambers,
Opp. Mamlatdar Court,
ANAND - 388001.
Mob. : 9825272804