



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

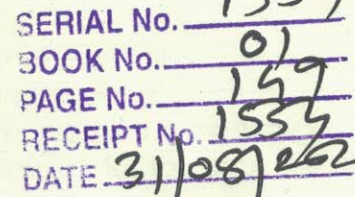
Certificate No. : IN-GJ12136720334400T
Certificate Issued Date : 31-Aug-2021 01:33 PM
Account Reference : IMPACC (FI)/ gjelimp10/ VISNAGAR/ GJ-MS
Unique Doc. Reference : SUBIN-GJGJELIMP1059249741005393T
Purchased by : R R BUILDER AND DEVELOPERS PART A R WAGHELA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FORM B-2 AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : R R BUILDER AND DEVELOPERS PART A R WAGHELA
Second Party : Not Applicable
Stamp Duty Paid By : R R BUILDER AND DEVELOPERS PART A R WAGHELA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0010174561

Statutory Alert:

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[See rule 3(4)]

PROJECT NAME: KRISHNA KUNJ APARTMENT

PROJECT ADDRESS-- "NEW - SR. NO. 10462, (OLD - SR. NO.2503P2), DIPDA DARWAJA,
OPP. POPATLAL MAHARAJ TEMPLE, NR.KARSAN NAGAR, KADA ROAD."

FIRM NAME: R R BUILDERS & DEVELOPERS

FIRM ADDRESS--"104/PRATHMESH APARTMENT, MAMTA NAGAR LANE NO :1 SNO1/2/12,
SHANKAR MANDIR ROAD NEAR OLD SANGVI BUS STOP, DIST - PUNE,
PIN-411027"

Affidavit cum Declaration of Mr. **WAGHELA ANIL RAMNIKLAL** partner of **Ms. R.R. Builders & Developers** promoter/duly authorized by the promoter of **KRISHNA KUNJ APARTMENT**, vide its/his/her/their authorization dated **20/02/2019**.

I, **WAGHELA ANIL RAMNIKLAL** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have legal title to the land on which the development of **KRISHNA KUNJ APARTMENT** 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 **31-07-2022**.
4. That seventy per cent of the amounts realised by us for the real Estate Project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

FOR R.R. BUILDERS & DEVELOPERS

PARTNER

221



7. That 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 utilized for the project And the withdrawal has been in compliance with the proportion to the percentage of Completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of Allotment of any apartment, plot or building, as the case may be, on any grounds.

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BOOK No. 01
PAGE No. 159
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DATE 31/08/2021

FOR R.R. BUILDERS & DEVELOPERS

And
Deponent PARTNER

Verification

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

Verified by me at Visnagar on this ____th day of Aug 2021.

ATTESTED
VISA
GOVT. OF INDIA



ATTESTED
VISA
GOVT. OF INDIA

FOR R.R. BUILDERS & DEVELOPERS

And
Deponent PARTNER

Witness

24



221
221/08/2021
And

SOLEMNLY AFFIRMED
BEFORE ME

VIJAY K. PARIKH
NOTARY
GOVT. OF INDIA

31/08/2021

SERIAL No. 1533
BOOK No. 01
PAGE No. 149
RECEIPT No. 1533
DATE 31/08/2021

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SEAL
My Commission
Expires on
Dt. 19-9-2021



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FOR R.R. BUILDERS & DEVELOPERS

Shiv
PARTNER



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INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ12138996823020T
Certificate Issued Date : 31-Aug-2021 01:34 PM
Account Reference : IMPACC (FI)/ gjelimp10/ VISNAGAR/ GJ-MS
Unique Doc. Reference : SUBIN-GJGJELIMP1059241379417904T
Purchased by : R R BUILDER AND DEVELOPERS PART A R WAGHELA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FORM B-1 AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : R R BUILDER AND DEVELOPERS PART A R WAGHELA
Second Party : Not Applicable
Stamp Duty Paid By : R R BUILDER AND DEVELOPERS PART A R WAGHELA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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FORM B-1

[GujaratRERA Order -23 dt.23/05/2019]

SERIAL No. 1535
BOOK No. 61
PAGE No. 149
RECEIPT No. 1535
DATE 31/08/2021

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. WAGHELA ANIL RAMNIKAL Partner of R.R.BUILDERS & DEVELOPERS Promoter of the proposed project KRISHNA KUNJ APARTMENT duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/02/2019.

I, WAGHELA ANIL RAMNIKAL promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with JOSHI KANUBHAI PRABHASHANKAR [Name of the project land owner(S)/lessor(S)] by way of registered Development agreement/ 699 agreement, Registered on date 20/02/2019 at sub Registrar office VISNAGAR to develop the land bearing Survey No/FP No NEW SURVEY NO. 10462, OLD SURVEY NO. 2503 P/2 of VISNAGAR Village/City (said land);

2. That JOSHI KANUBHAI PRABHASHANKAR [Name of the land owner(S)/lessor(S)] 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances ----- (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That I/We will abide by all the conditions of the development/ 699 agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the authority apprised of the scheduled payment having been made from time to time towards the cost of land. This will be incorporated in form-3 submitted by us on a quarterly basis.

4. That, I/We will be liable for fulfilment of my/our obligations under the Act towards the allottees of the units/apartments.

Witness

Deponent

FOR, R.R.BUILDERS & DEVELOPERS

Anil

PARTNER

WAGHELA ANIL RAMNIKAL

Verification

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

Verify by me at Visnagar on this 27 day of August 2021.

SOLEMNLY AFFIRMED
BEFORE ME

Deponent

FOR, R.R.BUILDERS & DEVELOPERS

Anil

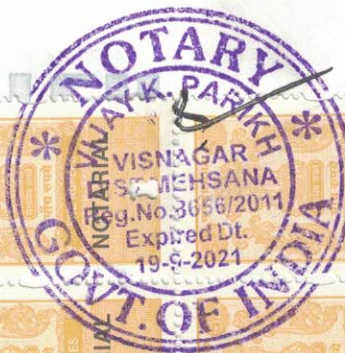
PARTNER

WAGHELA ANIL RAMNIKAL

VIJAY K. PARIKH

NOTARY
GOVT. OF INDIA
31/08/2021

SERIAL No. 1533
BOOK No. 01
PAGE No. 149
RECEIPT No. 1533
DATE 31/08/2021



Warning

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FOR, R.R. BUILDERS & DEVELOPERS
Partner



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Certificate of Stamp Duty

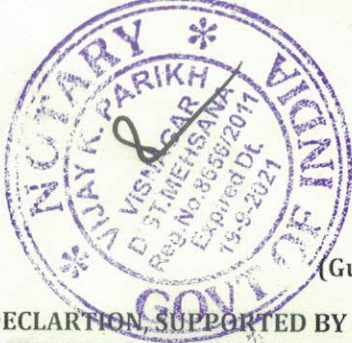
Certificate No. : IN-GJ12131308922273T
Certificate Issued Date : 31-Aug-2021 01:30 PM
Account Reference : IMPACC (FI)/ gjelimp10/ VISNAGAR/ GJ-MS
Unique Doc. Reference : SUBIN-GJGJELIMP1059257838220985T
Purchased by : R R BUILDER AND DEVELOPERS PART R A WAGHELA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FORM B AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : R R BUILDER AND DEVELOPERS PART R A WAGHELA
Second Party : Not Applicable
Stamp Duty Paid By : R R BUILDER AND DEVELOPERS PART R A WAGHELA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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FORM B-2

SERIAL No. 1533
BOOK No. 01
PAGE No. 159
RECEIPT No. 1533
DATE 31/08/2021

(Gujarat RERA Order - 23 dt. 23/05/2019)

JOINT DECLARATION, SUPPORTED BY AND AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration



Joint affidavit cum declaration of,

Mr. **WAGHELA ANIL RAMNIKLAL** Partner of **R.R.BUILDERS & DEVELOPERS** Promoter of the proposed project **KRISHNA KUNJ APARTMENT** duly authorized by the promoter of the proposed project, vide its/his/their authorization Dated 20/02/2019.

And

Mr. **IOSHI KANUBHAI PRABHASHANKAR** Owner / Lessor of the project land, duly authorized by the owner/ lessor of the project land, vide its/his/their authorization Dated 20/02/2019;

We, 1) **WAGHELA ANIL RAMNIKLAL** promoter of the proposed project / duly authorized by the promoter of the proposed project, And 2) **IOSHI KANUBHAI PRABHASHANKAR** Owner/ lessor of the project land do hereby solemnly declare undertake and state as under:

A. We have entered into registered Development agreement/ 699 agreement, Registered on date 20/02/2019 at sub register office **VISNAGAR** to develop the land bearing survey No NEW SURVEY NO. 10462, OLD SURVEY NO. 2503 P/2, village and Visnagar City(said Land);

B. That **IOSHI KANUBHAI PRABHASHANKAR** {name of the project land owner(s)/ lessor(s)} have/ has a legier title of 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 me/ us (the promoter) for development of the real estate project is enclosed hare with, and the said land is free from all encumbrances.

OR

b. That details of encumbrances ----- (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

C. That, we will abide by all the conditions of the development/ 699 agreement and fulfil all our obligations under the said agreement, specifically the obligation of transfer of title of the allottees of the apartment and/ or association of allottees of the project in accordance with the provisions of Section 17 the RERA Act.

D. That, we undertake to sign and execute all the documents necessary for conveyance/ transfer of the apartment to the allottee(s), as and when, the handing over of the physical possession and conveyance is due as per the Act.

FOR R.R.BUILDERS & DEVELOPERS

[Signature]

[Signature]

SERIAL No. 1003
BOOK No. 91
PAGE No. 149
RECEIPT No. 1533
DATE 31/08/2021

That arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



Deponent

FOR R.R. BUILDERS & DEVELOPERS

PARTNER

1) WAGHELA ANIL RAMNIKLAL



2) JOSHI KANUBHAI PRABHASHANKAR

Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Visnagar on this 27 day of August 2021.

Deponent

FOR R.R. BUILDERS & DEVELOPERS

PARTNER

1) WAGHELA ANIL RAMNIKLAL

2) JOSHI KANUBHAI PRABHASHANKAR

Witness

[Handwritten signature]

SOLEMNLY AFFIRMED
BEFORE ME

VIJAY K. PARIKH
NOTARY
GOVT. OF INDIA
31/08/2021



SERIAL No. 1533
BOOK No. 01
PAGE No. 159
RECEIPT No. 1533
DATE 21/08/2021

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21/08/2021



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FOR, R.P. BUILDERS & DEVELOPERS

PARTNER