



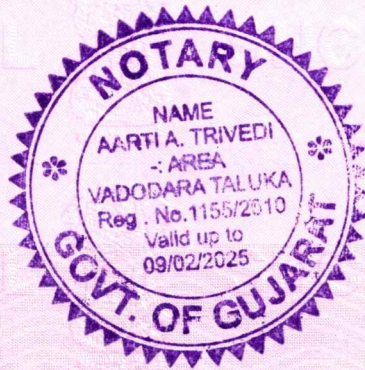
IN-GJ24362654153317V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ24362654153317V
Certificate Issued Date : 16-Aug-2023 04:08 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630473908509435098V
Purchased by : TUSHARKUMAR V PATEL AND OTHER
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : TUSHARKUMAR V PATEL AND OTHER
Second Party : RERA
Stamp Duty Paid By : TUSHARKUMAR V PATEL AND OTHER
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ24362654153317V

IE 0010515730

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.



Sr. No. : 7299.
Date: 16/08/2023

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. TUSHARKUMAR VIPINBHAI PATEL**, Promoter of project / duly authorized by promoters of **TUSHARKUMAR V PATEL & OTHER** of the Project Name: **"ISHA DYNASTY"** BLOCK NO.-751, F.P NO.-136, T.P- 27/A (BIL). O.P NO.-136 Area of Plot: **4613.00 Sq.Mtr.** Admeasuring Net Area of Planning: **4613.00 (Sq.Mtr.)**, Mouje Village **BIL**, Taluka. **VADODARA**- vide its/his/her/their authorization dated **16/08/2023**

Affidavit cum Declaration of **Mr. TUSHARKUMAR VIPINBHAI PATEL**, promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project. vide its/his/their authorization on dated: **16/08/2023**

I **Mr. TUSHARKUMAR VIPINBHAI PATEL** Promoter of the proposed project / duly authorized by the promoter 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 **ISHA DYNASTY** the project is proposed

OR

TUSHARKUMAR V PATEL & OTHER has legal title or the land on which the development of **ISHA DYNASTY** the proposed project is to be carried out

And

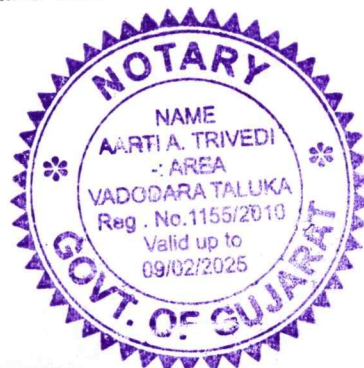
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

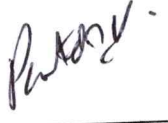
OR

Those details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **30/04/2028**.
4. That 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. That the amounts for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawal 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. That 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 utilized for the project and the withdrawal has been in compliance with the proportion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.


Mr. TUSHARKUMAR VIPINBHAI PATEL

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 VADODARA on this 16TH Day of AUGUST, 2023


Mr. TUSHARKUMAR VIPINBHAI PATEL



SIGNED BEFORE ME

A. A. Trivedi

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

16-08-2023



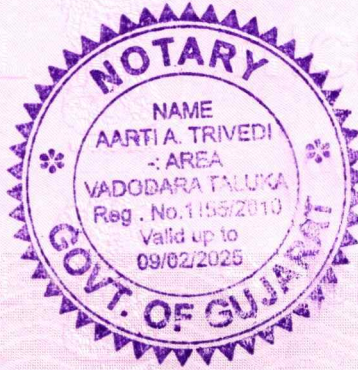
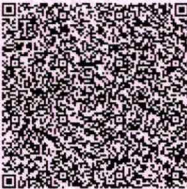
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Sr. No. : 7295
Date: 16/08/2023

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. TUSHARKUMAR VIPINBHAI PATEL**
Authorized Signatory of **TUSHARKUMAR V PATEL & OTHER** for the Project
“ISHA DYNASTY” Situated At:, B/h Pushpam Homes, Near The Mark Flats Bil,
Kalali Road, Vadoadra, Gujarat-391410

I **Mr. TUSHARKUMAR VIPINBHAI PATEL** 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/Architect/Engineer/Site Supervisor/Land Owner.

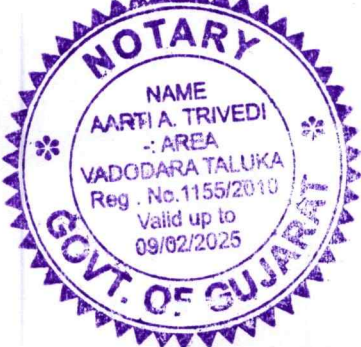
Mr. TUSHARKUMAR VIPINBHAI PATEL

[Signature]

Deponent

Date: 16/08/2023

Place: VADODARA

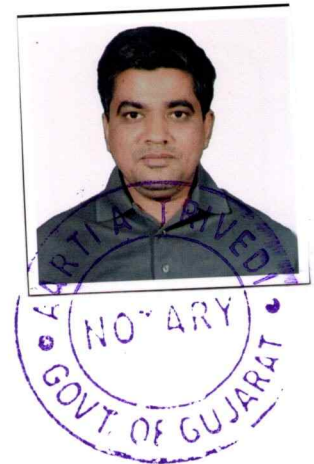


SIGNED BEFORE ME ON OATH

A. A. Trivedi

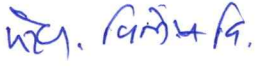
AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

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AUTHORITY LETTER

We the partners of **TUSHARKUMAR V PATEL & OTHER**, having principle place of business at – Panchvati Falia, Bil, Vadodara, Gujarat-391410 hereby authorize **Mr. TUSHARKUMAR VIPINBHAI PATEL** 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.

Sr. No.	Name of Partners	Photograph	Signature & Seal
1	TUSHARKUMAR VIPINBHAI PATEL		
2	VIBHESH VIPINBHAI PATEL		

Tusharkumar V Patel & Other
(Isha Dynasty)


Authorised Signatory

3	VIPINBHAI LALLUBHAI PATEL		<i>Vipin Lallubhai Patel</i>
4	VILASBEN VIPINBHAI PATEL		<i>Patel V.V</i>

ACCEPTANCE

I **Mr. TUSHARKUMAR VIPINBHAI PATEL** hereby confirm & accept the authority vested upon me by the abovementioned Partners of **TUSHARKUMAR V PATEL & OTHER** and agree to take all action in good faith of Proprietorship of **TUSHARKUMAR V PATEL & OTHER**.

Signature of authorized signatory:

Tusharkumar V Patel & Other
(Isha Dynasty)

Patel
Authorised Signatory

(Mr. TUSHARKUMAR VIPINBHAI PATEL)