



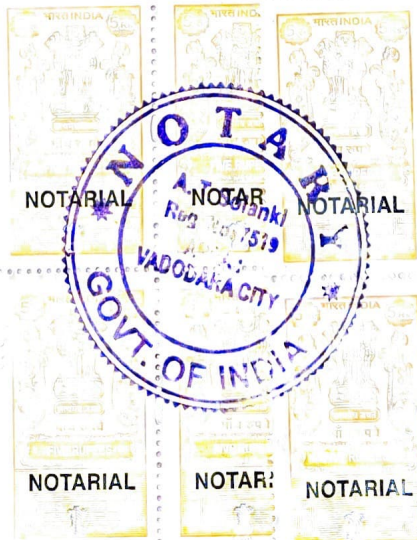
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 5839
Date: 18/07/2022
A. T. SOLANKI
NOTARY VADODARA

Certificate No. : IN-GJ70516294474701U
Certificate Issued Date : 04-Jun-2022 11:39 AM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630472375686988449U
Purchased by : VOHORA ANIS
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ZEENAT DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : ZEENAT DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JID 0001543896

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.shclstamps.com or using the Stamp Mobile App of Stock Holding.
- Any discrepancy in the details of this Certificate and its availability on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy lies on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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./Ms. Mr. Vohora Anis promoter of the proposed project / duly authorized by the promoter (Zeenat Developers) of the proposed project (Zeenat Bungalows), vide its/his/their authorization dated 16/07/2022;

I, Vohora Anis, promoter of the proposed project / duly authorized by the promoter (Zeenat Developers) of the proposed project (Zeenat Bungalows) 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 Zeenat Bungalows (Name of the proposed project) is proposed

OR

_____ 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.

OR

That details of encumbrances _____ including details of any rights, 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 31/12/2027.
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 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.



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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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.

Zeena Developers

[Signature]

X Partner
Deponent

Verification

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

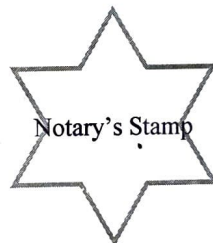
Verify by me at Vadodara on this 16th day of July, 2022.

Zeena Developers

[Signature]

X Partner
Deponent

Photo of Deponent

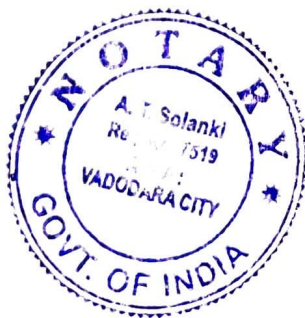


I know the Signatory
Personally who has signed
in my presence in the
Document and is the same
person to whom identity
before you.....
[Signature]

ATTESTED

[Signature] 16/7/2022

A. T. SOLANKI
NOTARY, VADODARA



Project Name & Address: **Zeenat Bunglows**

Survey No 2766/2, Mandir Chowkdi, Salatiya Road

Anand, Ta. Anand, Gujarat – 388 001.

Promoter:

Zeenat Developers

Survey No 2766/2, Mandir Chowkdi, Salatiya Road

Anand, Ta. Anand, Gujarat – 388 001.

Authorised Person:

Mr. Vohora Anis (Designated as Partner)

&

Project Head:

Address:

H 49, Alhamd Park, Tandalja Road, Vadodara 390 012.

Photograph:



Zeenat Developers

Partner

X

TO WHOM SO EVER IT MAY CONCERN

We, hereby the partners of **Zeenat Developers**, as signed below authorise, **Mr. Vohora Anis** residing at H 49, Alhamd Park, Tandalja Road, Vadodara 390 012, who is one of the partners of **Zeenat Developers**, to apply for **RERA Registration** of our Real Estate Project named as "**Zeenat Bunglows**" situated at the Survey No 2766/2, Mandir Chowkdi, Salatiya Road, Anand, Ta. Anand, Gujarat – 388 001 and to sign the required documents for the said purpose on behalf of the **Zeenat Developers**.

Mr. Shaikh Mustak Ahmedmiya

x M.A. Shaikh



Mr. Mohmaedsafi Abdullah Patel

x Moh. S. Patel



Mrs. Sajidabanoo U Patel

x Sajida U. Patel



Mrs. Zaibunnisa M Patel

x Zy Patel



Date: 16/07/2022

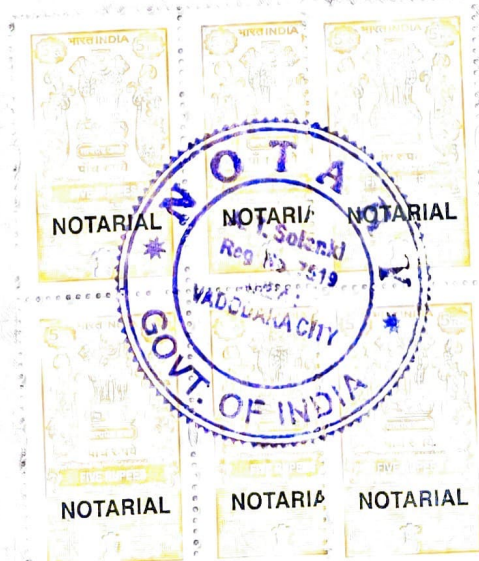
Place: Vadodara



Certificate of Stamp Duty

Regd. No. 5833
Date 18/07/2022
A. T. SOLANKI
NOTARY VADODARA

Certificate No.	IN-GJ70518144578558U
Certificate Issued Date	04-Jun-2022 11:40 AM
Account Reference	IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference	SUBIN-GJGJ1318630472379416066038U
Purchased by	VOHORA ANIS
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	AFFIDAVIT
Consideration Price (Rs.)	0 (Zero)
First Party	ZEENAT DEVELOPERS
Second Party	Not Applicable
Stamp Duty Paid By	ZEENAT DEVELOPERS
Stamp Duty Amount(Rs.)	300 (Three Hundred only)



JD 0001543897

1. The authenticity of this Stamp certificate should be verified at www.shifei.stamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India Limited.
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

2. The only way 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

Affidavit Cum Declaration of **Mr. Vohora Anis** Promoter of **Zeenat Developers** for The Project "**Zeenat Bungalows**" Situated At Survey No Survey No 2766/2, Mandir Chowkdi, Salatiya Road, Anand, Ta. Anand, Gujarat – 388 001.

I **Vohora Anis** 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.

Vohora Anis

Zeenat Developers

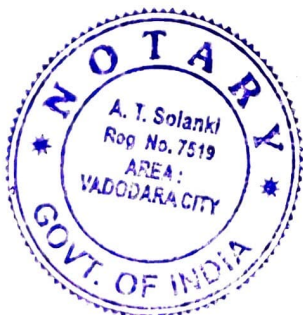
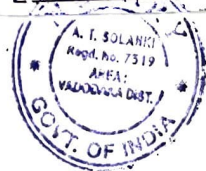
[Signature]

Partner

Deponent

Date: 16/07/2022

Place: VADODARA



I know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whose identity
before you.....
[Signature]

ATTESTED

[Signature] 16/7/2022

A. T. SOLANKI
NOTARY, VADODARA