



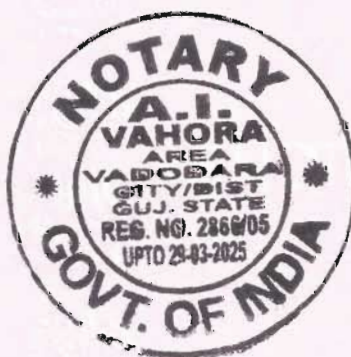
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Reg.No. 1317
Date: 29-07-2021

Certificate No. : IN-GJ91771922618380T
Certificate Issued Date : 29-Jul-2021 03:58 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAAJA0336/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJCSCEG0718790163694763T
Purchased by : KATHAROTIYA NIKUNJ
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : RERA
Consideration Price (Rs.) : 0
(Zero)
First Party : JAY CORPORATION
Second Party : Not Applicable
Stamp Duty Paid By : JAY CORPORATION
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021284911

VOID VOID VOID



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. Dhaval Patel (Partner of Jay Corporation), duly authorised by promoter of the Project Name: Kalash Elite F.P.: -161 Opp. Green Field -3 Bhayli TP 4, Vadodara, District Vadodara PIN 391416, Authority Name Dhaval Patel, District. Vadodara, Vide His Authorised Dated: 31st January 2018

Affidavit cum Declaration of Mr. Dhaval Patel. (Partner of Jay Corporation) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31st January 2018.

I, Mr./Ms. Dhaval Patel (Partner of Jay Corporation) ~~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 the project is proposed~~

OR

Jay Corporation 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 31/12/2021.

4. That seventy per cent of the amounts realised 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.
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.



Jay Corporation

Dhruv S. Ret
Partner

Deponent:

Deponent 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 Vadodara on this 29th July 2021.

Jay Corporation

Dhruv S. Ret
Partner

Deponent:



I Know the Signatory
Personally and is the same
Person to whom I identify
before You.



ATTESTED BY ME

A. I. Vahora

A. I. VAHORA
NOTARY
(GOVT. OF INDIA)