



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Gujarat

## Certificate of Stamp Duty

SR.No. 4192/2  
N. G. VYAS-Notary  
BHAVNAGAR

23 FEB 2021

REGI. NO. GUJ/251/1

Certificate No. : IN-GJ17968960797058T  
Certificate Issued Date : 22-Feb-2021 02:16 PM  
Account Reference : IMPACC (AC)/ gj13193011/ BHAVNAGAR/ GJ-BV  
Unique Doc. Reference : SUBIN-GJGJ1319301172345626640499T  
Purchased by : SATYAM DEVELOPERS  
Description of Document : Article 18 Certificate or Other Document  
Description : AFFIDAVIT CUM DECLARATION  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SATYAM DEVELOPERS  
Second Party : Not Applicable  
Stamp Duty Paid By : SATYAM DEVELOPERS  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



LB 0017253823

### 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.



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. Kirtibhai Sakhapara** promoter/ duly authorized by the promoter of **Satyam Developers**, dated **25.12.2020**.

I, **Mr. Kirtibhai Sakhapara**, promoter/ duly authorized by the promoter of **Satyam Developers** do hereby solemnly declare, undertake and state as under that;

1. I/ we have a legal title to the land on which the development of **Manas Kirti Bungalows** is proposed ;

a legally valid authentication of title of such land along with an authenticated copy of 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.

3. That the time period within which project shall be completed by me/us is **31/01/2024**.

4. seventy percent of 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 withdrawn is in proportion to the percentage of completion of the project.



7. I / we shall get the accounts audited within six months after 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. I / we shall take all pending approvals on time, from the competent authorities.

9. I / we have furnished such other documents as have been prescribed by the rules and regulations made under the act.

(Kirtibhai Sakhpara)

Deponent

Verification

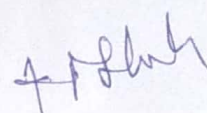
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Bhavnagar on this 22nd day of February, 2021.

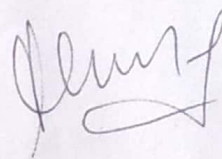
(Kirtibhai Sakhpara)

Deponent

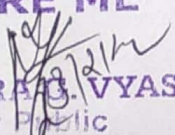


| Sr No | Name                | Photo                                                                             | Signature                                                                           |
|-------|---------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | Kirtibhai Sakhapara |  |  |





**BEFORE ME**

  
**NARENDRABHAI VYAS**  
Notary Public

13-14, Shiv-Shakti Complex,  
Court Road, Bhavnagar-364 001

372 21821 01



# SATYAM DEVELOPERS

Add: -329, Madhav Darshan, Waghawadi Road, Bhavnagar- 364004

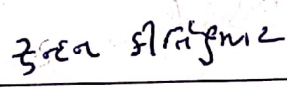
Date : - 25.12.2020

SUB : -Authority Letter

We all the partners of SATYAM DEVELOPERS hereby authorise Mr. KIRTIBHAI P. SAKHPARA for Registration of project under RERA authority and do all necessary work for the same. His act will be binding on us.

Yours Faithfully,

For, Satyam Developers

1. Mrs. Kundanben K. Sakhpura- Partner 

2. Mrs. Shital B. Shah – Partner

