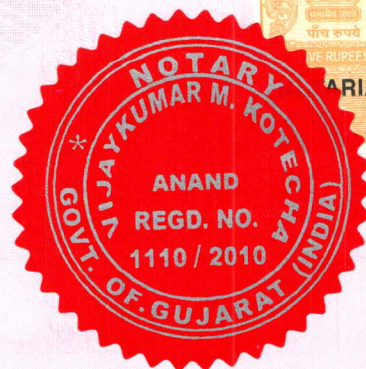




सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No. : IN-GJ60031840446446S
Certificate Issued Date : 28-Oct-2020 11:03 AM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171157699789232942S
Purchased by : CHAROTAR DEVELOPERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : CHAROTAR DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : CHAROTAR DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



SERIAL No. 31194/20
BOOK No. 33/20
PAGE No. 62/33/20
28/10/20

LB0015340698

Statutory Alert:

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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. Bharkatkar S Thakkar** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **20/10/2020**;

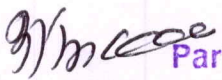
I, **Bharkatkar S Thakkar, Partner of M/s Charotar Developers**, promoter of the proposed project "**Shukan Avenue**" situated at **City Survey No. 971, Plot No. 213, Near Bhaikaka Public Garden, B/h Shree Ram Akshar Bhuvan, Off Karamsad - Vallabh Vidyanagar Road, Vallabh Vidyanagar - 388120, Dist. Anand, Gujarat** do hereby solemnly declare, undertake and state as under:

1. I/We have a legal title to the land on which the development of the project is proposed.
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/promoter is **30/09/2024**.
4. 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. 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. 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. 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 to the percentage of completion of the project.
8. I / promoter shall take all the pending approvals on time, from the competent authorities.
9. I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.


Deponent

For, Charotar Developers


Partner

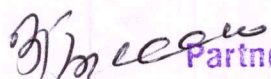
Verification

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 Anand on this 18th day of Oct 2020.


Deponent

For, Charotar Developers


Partner



**SOLENNY AFFIRMED
BEFORE ME**


**VIJAYKUMAR M. KOTECHEA
NOTARY
GOVT OF GUJARAT INDIA**



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ60031464725102S
Certificate Issued Date : 28-Oct-2020 11:02 AM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJ1306171157698999507822S
Purchased by : CHAROTAR DEVELOPERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : CHAROTAR DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : CHAROTAR DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



SERIAL No. 31195/20
BOOK No. 33/20
PAGE No. 62/33/20
28/10/20

LB0015340699

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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.

Affidavit Cum Declaration

Affidavit Cum Declaration of **Bharatkumar S Thakkar**, as a Partner and authorized signatory of **M/s Charotar Developers**, promoter of the project "**Shukan Avenue**" situated at **City Survey No. 971, Plot No. 213, Near Bhaikaka Public Garden, B/h Shree Ram Akshar Bhuvan, Off Karamsad - Vallabh Vidyanagar Road, Vallabh Vidyanagar - 388120, Dist. Anand, Gujarat.**

I, **Bharatkumar S Thakkar**, Authorized Signatory of proposed project duly authorized by the promoter **M/s Charotar Developers**, do hereby solemnly declare, undertake and state as under :

I/we have submitted an application for RERA Registration vide Acknowledgement No. **To Be Applied** for my above mentioned project.

The submitted plans (approved by competent authority) are not showing RERA Carpet Area. But the Form 3 submitted by us as prepared by **CA Mitesh Thakkar** is showing RERA carpet area, which is true and correct according to best of my knowledge.

I/we are aware that from 31/08/2019 it is mandatory to pay Rera registration fees as per carpet area vide notification no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per Form 3 carpet area calculation, I/we are bound to pay the same.

for, Charotar Developers

[Signature]
Partner

[Signature]

Deponent



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
VIJAYKUMAR M. KOTECHEA
NOTARY
GOVT. OF GUJARAT INDIA

Verification

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

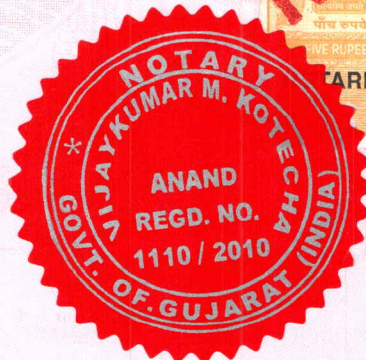
Verified by me at Anand on this 28th day of Oct 2020.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No. : IN-GJ60032220290279S
Certificate Issued Date : 28-Oct-2020 11:03 AM
Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-A
Unique Doc. Reference : SUBIN-GJGJ1306171157700597273987S
Purchased by : CHAROTAR DEVELOPERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : CHAROTAR DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : CHAROTAR DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



SERIAL No. 31192/20
BOOK No. 33/20
PAGE No. 61/33/20
DATE: 28/10/20

LB0015340697

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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.



Affidavit cum Declaration

Affidavit cum declaration of **Bharatkumar S Thakkar** authorized signatory of **M/s Charotar Developers** for the project "**Shukan Avenue**" situated at **City Survey No. 971, Plot No. 213, Near Bhaikaka Public Garden, B/h Shree Ram Akshar Bhuvan, Off Karamsad - Vallabh Vidyanagar Road, Vallabh Vidyanagar - 388120, Dist. Anand, Gujarat.**

I, **Bharatkumar S Thakkar** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I 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. OR

Our project **Shukan Avenue** is in the **Vallabh Vidyanagar** Municipality area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of **Vallabh Vidyanagar** Municipality with prior permission of **Vallabh Vidyanagar** Municipality prior to giving possession to allottees.

I further undertake that I 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.

For, Charotar Developers

[Signature]
Partner



We understand that the entire responsibility for the same will be that of Promoter / Architect / Engineer / Site Supervisor.

for, Charotar Developers

Mingee

Partner

Deponent



SOLEMNLY AFFIRMED
BEFORE ME

VIJAYKUMAR M. KOTECHA
NOTARY
GOVT OF GUJARAT INDIA