



IN-GJ06894324776260V



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ06894324776260V

Certificate Issued Date

10-Feb-2023 04:06 PM

Account Reference

IMPACC (AC)/ gj13077811/ JUNAGADH/ GJ-JU

Unique Doc. Reference

SUBIN-GJGJ1307781141396992223664V

Purchased by

Jatinbhai Sangani

Description of Document

Article 14 Bond

Description

Affidavit Cum Declaration

Consideration Price (Rs.)

0
(Zero)

First Party

Madhav Developers

Second Party

Not Applicable

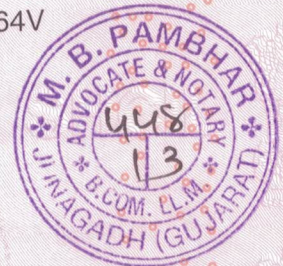
Stamp Duty Paid By

Madhav Developers

Stamp Duty Amount(Rs.)

300
(Three Hundred only)

11 FEB 2023



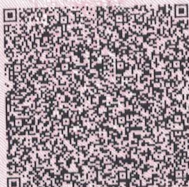
Serial No. 448

Book No. 04

Page No. 14

Receipt No. 448

Dated 11 FEB 2023



IN-GJ06894324776260V

JD 0026535666



11 FEB 2023



FORM 'B'

[Seerule3(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. PRAKASH RAMANLAL SHAH** promoter of the proposed project/ duly authorized by the promoter **MADHAV DEVELOPERS** of the proposed project **SALTORA GREEN**, vide its/his/their authorization dated 10th February, 2023.

I, **PRAKASH RAMANLAL SHAH** promoter of the proposed project/ duly authorized by the promoter **MADHAV DEVELOPERS**, of the proposed project **SALTORA GREEN**, 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
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2026.

α P. Shah



11 FEB 2023

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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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

SD BY: *[Signature]*
08/07/2023/15/22

[Signature]

Deponent



VERIFICATION

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

Verify by me at Junagadh on this 11 FEB 2023 day of 2023

Solemnly Affirmed in
Presence of witness



[Signature]

MADHAV DEVELOPERS

SHOP NO 18, GROUND FLOOR, AKSHAR PLAZA 1, ZANZARDA CHOKDI, JUNAGADH, GUJARAT
362001

AUTHORISATION LETTER TO APPOINT MR. PRAKASH RAMANLAL SHAH FOR RERA REGISTRATION OF REAL ESTATE PROJECT "SALTORA GREENS" BEING DEVELOPED BY THE FIRM AND MATTERS INCIDENTAL THERETO

RESOLVED THAT MR. PRAKASH RAMANLAL SHAH (Partner) be and is hereby appointed as Authorized representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the firm in connection with registration of its real estate project "**SALTORA GREEN**" with Gujarat Real Estate Regulatory Authority and matters incidental thereto. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

Certified to be true

For **MADHAV DEVELOPERS**

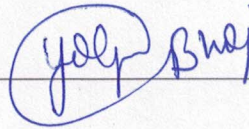
Date: 10th February, 2023

Partners

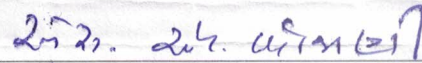
KAUSHIKKUMAR GORDHANBHAI BHALANI



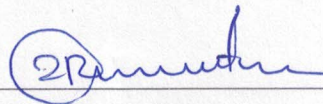
YOGIN SHASHIKANTBHAI BHOJANI



SHASHIKANT ODHAVJIBHAI BHOJANI



ZANKHANA RAMNIKLAL GANATRA



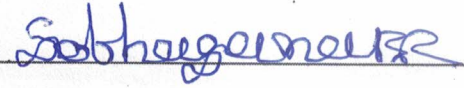
MADHAV DEVELOPERS

SHOP NO 18, GROUND FLOOR, AKSHAR PLAZA 1, ZANZARDA CHOKDI, JUNAGADH, GUJARAT
362001

IBRAHIM ALLARAKHA MULIYA



BHARATBHAI RAMANIKLAL SHOBHASANA



SHREY PRAKASHBHAI SHAH



PRAKASH RAMANLAL SHAH



VASANTBHAI MADHAVJIBHAI KAVANI



SALIM ALARAKHABHAI MULIYA



NAVANITBHAI BHIKHABHAI PATODIYA





IN-GJ06895785357509V



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Government of Gujarat
Certificate of Stamp Duty

Certificate No.

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Purchased by

Jatinbhai Sangani

Description of Document

Article 14 Bond

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Affidavit Cum Declaration

Consideration Price (Rs.)

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(Zero)

First Party

Madhav Developers

Second Party

Not Applicable

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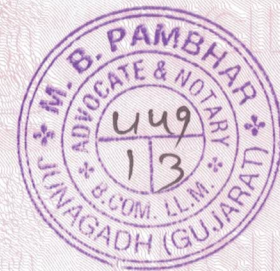
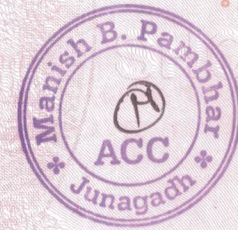
Madhav Developers

Stamp Duty Amount(Rs.)

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(Three Hundred only)

11 FEB 2023



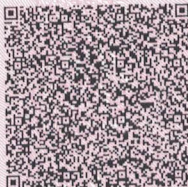
Serial No. 449

Book No. 04

Page No. 15

Receipt No. 449

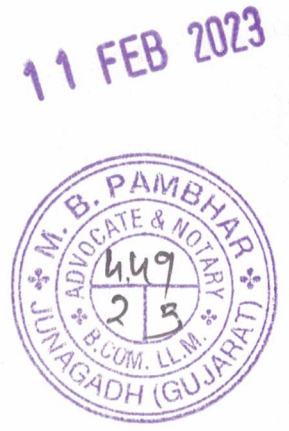
Dated 11 FEB 2023



Rahab

IN-GJ06895785357509V

JD 0026535667



AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of **Mr. PRAKASH RAMANLAL SHAH** authorized signatory of **MADHAV DEVELOPERS** for the project **SALTORA GREEN**, situated at Shreenathji Park, Chobari Road, Junagadh.

I, **PRAKASH RAMANLAL SHAH** as authorized signatory of proposed project **SALTORA GREEN**, 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. 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.

P. Shah

11 FEB 2023

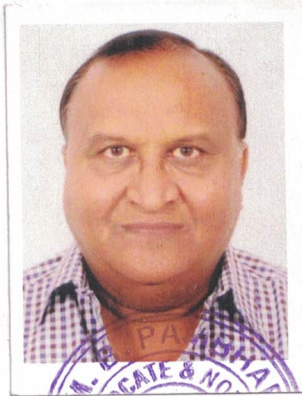
I/we also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I/we understand that the entire responsibility for the same will be that of Promoter/Architect/Engineer/Site Supervisor/Land Owner.

ID BY:

[Signature]

જાન્યવારી ૧૧, ૨૦૨૩



[Signature]

Deponents



11 FEB 2023



Solemnly Affirmed in
Presence of witness

[Signature]

(M. B. PAMBHAR)
NOTARY-GOVT. OF INDIA
JUNAGADH (GUJARAT)