

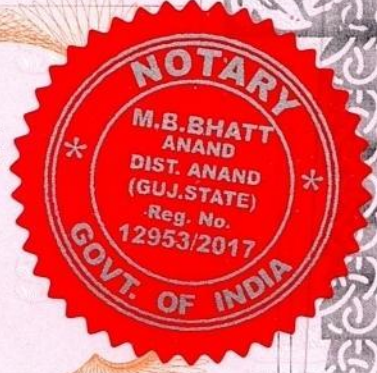


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ72503756108290S Serial No. 3068/2020
 Certificate Issued Date : 30-Nov-2020 04:52 PM Date: 30/11/2020
 Account Reference : IMPACC (AC)/ gj13061711/ ANAND/ GJ-AN M. B. BHATT, NOTARY
 Unique Doc. Reference : SUBIN-GJGJ1306171182378857655708S
 Purchased by : ASHVINKUMAR NATUBHAI PATEL
 Description of Document : Article 18 Certificate or Other Document
 Description : AFFIDVIT CUM DECLARATION
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : ASHVINKUMAR NATUBHAI PATEL
 Second Party : Not Applicable
 Stamp Duty Paid By : ASHVINKUMAR NATUBHAI PATEL
 Stamp Duty Amount(Rs.) : 300
 (Three Hundred only)



LB0015378567

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.



Serial No.....3068/2020
Date:30/11/2020
M. B. BHATT, NOTARY

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 Shri Ashwinbhai Natubhai Patel promoter /duly authorized by the
promoter of **KRUPALU TOWN HOUSES**, vide its/his/her/their authorization dated **28-11-2020**.

I, Shri Ashwinbhai Natubhai Patel promoter/duly authorized by the promoter of **KRUPALU
TOWN HOUSES** do hereby solemnly declare, undertake and state as under that;

1. I have a legal title to the land on which the development of **KRUPALU TOWN HOUSES** is proposed;
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is **31-12-2024**.
4. Seventy per cent of the amounts realised by me/us 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/we 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.





Serial No. 3068/2020
Date: 20/11/2020
M. B. BHATT, NOTARY

8. I/we shall take all the pending approvals on time, from the competent authorities.

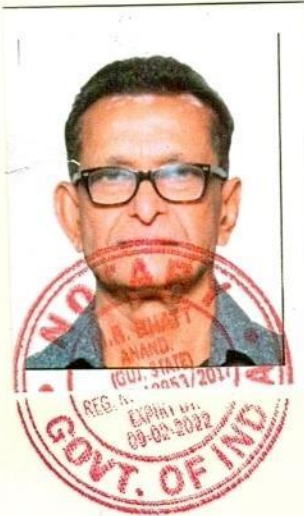
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent
(Shri Ashwinbhai Natubhai Patel)

Verification

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

Verify by me at VALLABH VIDYANAGAR on this 30th day of November, 2020

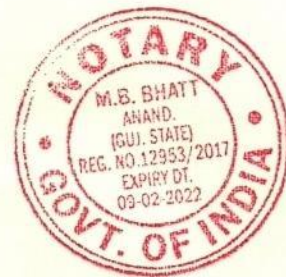


Deponent
(Shri Ashwinbhai Natubhai Patel)

Solemnly affirmed
BEFORE ME

M. B. BHATT
NOTARY
(Govt. Of India)

MAYANKKUMAR B. BHATT
ADVOCATE
Notary Public Govt. Of India
office : F/47, Audhyogik Vasahat,
Anand-Jitodia Road, ANAND-388001.
Ph.9898630640





भारत सरकार
GOVERNMENT OF INDIA



अश्विनकुमार नटूभाई पटेल
Ashvinkumar Natubhai Patel

जन्म वर्ष / Year of Birth : 1950
पुरुष / Male

5235 2447 5369



आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : वी वी नगर रोड,, ए/७, पुष्पक सोसायटी, करमसद, आनंद, गुजरात, 388325

Address : V V NAGAR ROAD,, A/7, PUSHPAK SOCIETY, Karamsad, Anand,
Gujarat, 388325

Aadhaar - Aam Aadmi Ka Adhikaar



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ98284440425518T

Certificate Issued Date

20-Jan-2021 09:25 AM

Account Reference

IMPACC (AC)/ gj13033311/ ANAND/ GJ-AN

Unique Doc. Reference

SUBIN-GJGJ1303331133402437651716T

Purchased by

ASHVINKUMAR NATUBHAI PATEL

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0
(Zero)

First Party

ASHVINKUMAR NATUBHAI PATEL

Second Party

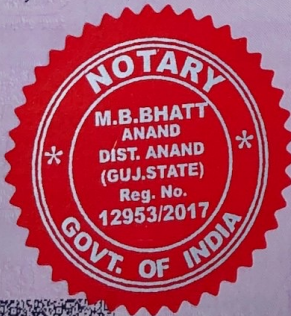
Not Applicable

Stamp Duty Paid By

ASHVINKUMAR NATUBHAI PATEL

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



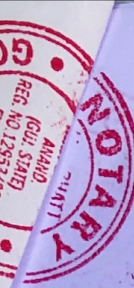
Serial No. 183/2021
Date: 20.01.2020
M. B. BHATT, NOTARY



LB 0019671885

Statutory Alert:

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Affidavit Cum Declaration

Serial No. 283 / 2020
Date: 20.01.2020
M. B. BHATT, NOTARY

Affidavit cum declaration of Mr. ASHVINKUMAR NATUBHAI PATEL authorized signatory for the project (**KRUPALU TOWN HOUSES**) situated at (**R. S. No. 1141/1, Nr. Jagabhai Park, Karamsad Devrajpur Road, Village: Karamsad, Taluka : Anand, District Anand. PIN: 388325.**)

ASHVINKUMAR NATUBHAI PATEL authorized signatory of proposed project duly authorized 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.

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.

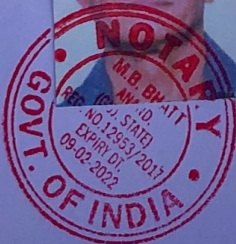
I also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

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



Dee Patel

Deponent



MAYANKKUMAR B. BHATT
ADVOCATE

Notary Public Govt. Of India
office : F/47, Audhyogik Vasahat,
Anand-Jitodia Road, ANAND-388001.
Ph.9898630640

Solemnly affirms:
BEFORE ME

M.B. Bhatt
M. B. BHATT
NOTARY
(Govt. Of India)

20 JAN 2021

NOTARY



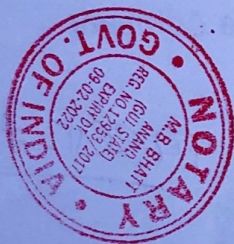
भारत सरकार
GOVERNMENT OF INDIA



अश्विनकुमार नटूभाई पटेल
Ashvinkumar Natubhai Patel

जन्म वर्ष / Year of Birth : 1950
पुरुष / Male

5235 2447 5369



आधार — आम आदमी का अधिकार

Ashvinkumar



भारतीय विशिष्ट पहचान प्राधिकरण
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Address : V V NAGAR ROAD,, A/7, PUSHPAK SOCIETY, Karamsad, Anand,
Gujarat, 388325

Aadhaar - Aam Aadmi Ka Adhikaar



Rel Patel