



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ66656245294541S
Certificate Issued Date : 11-Nov-2020 01:40 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630470792358211412S
Purchased by : MANOJ GODAWALE
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : 24K SPACES
Second Party : NA
Stamp Duty Paid By : 24K SPACES
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0006152869

1. The authenticity of this Stamp certificate should be verified at www.shrestamp.com or using a Stamp Mobile App of Shrestamp.
Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The sole responsibility of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.



Sr. No. :	8018
Date:	11/11/2020

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 **Dhaval Bharatkumar Shah** duly authorized by the promoter of **24K SPACES** of the proposed project name: **KINGSVILLA**, R. S. No. 17, 18, O.P. No. 95, 100, F.P. No. 95,100, T.P. No. 30, Village Kalali, Dist. Vadodara admeasuring 8,256 sq.m., Authority Name: Vadodara Mahanagar Palika, District: Vadodara, vide authorization dated 11-11-2020.

I, **Dhaval Bharatkumar Shah**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under that;

1. We, 24K SPACES, have a legal title to the land on which the development of **KINGSVILLA** 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. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31-12-2025.

4. Seventy per cent of the amounts realised by 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. 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.
8. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

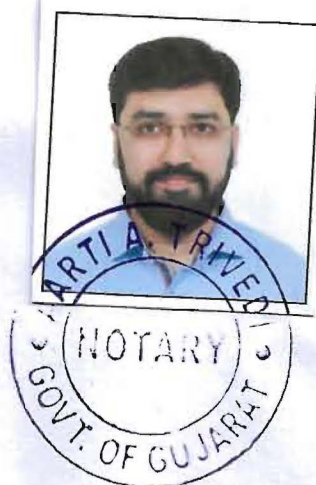

Deponent

Verification

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

Verify by me at Vadodara on this 11th November, 2020.


Deponent



SIGNED BEFORE ME ON OATH

A. A. Trivedi

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

11-11-2020

Site: Kingsvilla, Nr. Cloud 9, 18m Kalali Main Road, Vadodara- 390 012. **Email:** 24kspaces@gmail.com

DECLARATION FOR AUTHORISED SIGNATORY

We, the below-mentioned partners of **24K SPACES** hereby solemnly affirm and declare that **DHAVAL BHARATKUMAR SHAH** to act as an authorized signatory for registration of the project "**KINGSVILLA**" under RERA Act, 2016 and Gujarat RERA Rules, 2017.

 Hemal Hareshkumar Shah
 Subhash Mewaldas Khurana
 Varun Subhash Khurana
 Bharatkumar Jethalal Shah

 Dhaval Bharatkumar Shah
 Vishal Shrikant Khurana
 Karan Shrikant Khurana

ACCEPTANCE AS AN AUTHORIZED SIGNATORY

I, **DHAVAL BHARATKUMAR SHAH**, hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



(Authorized Signatory)

Date: 11-11-2020

Place: Vadodara

a project by:



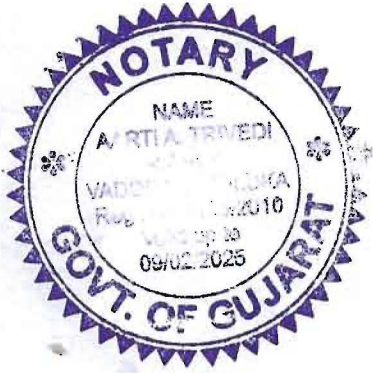
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
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Certificate Issued Date : 11-Nov-2020 01:39 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630470790362800596S
Purchased by : MANOJ GODAWALE
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : 24K SPACES
Second Party : NA
Stamp Duty Paid By : 24K SPACES
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0006152868



Sr. No. : 8017
Date: 11 / 11 / 2020

Affidavit Cum Declaration

Affidavit cum declaration of DHAVAL BHARATKUMAR SHAH authorised signatory of 24K SPACES for the project KINGS VILLA situated at R. S. No. 17, 18, O.P. No. 95, 100, F.P. No. 95, 100, T.P. No. 30, Village Kalali, Dist. Vadodra admeasuring 8,256 sq.m.

I, DHAVAL BHARATKUMAR SHAH, authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

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.

We further undertake that 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.

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

We understand that the entire responsibility for the same will be that of promoter.



SIGNED BEFORE ME ON OATH

A. A. Trivedi

Deponent

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

11 - 11 - 2020