

INDIA NON JUDICIAL
Government of Gujarat

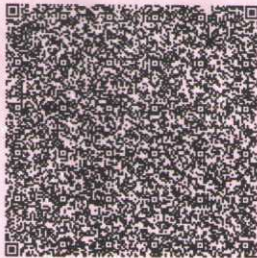


सत्यमेव जयते

Rs.
100

Certificate of Stamp Duty

Certificate No. : IN-GJ50496826729914P
Certificate Issued Date : 25-Jul-2017 12:30 PM
Account Reference : SHCIL (FI)/ gjshcil01/ MOTERA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJSHCIL0152520905565618P
Purchased by : DIXIT G PATEL
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION FOR RERA REGISTRATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SAMVAAD REAL ESTATE DEVELOPERS
Second Party : N A
Stamp Duty Paid By : SAMVAAD REAL ESTATE DEVELOPERS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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SR. No. C/86/2017


SHAMALBHAI M. DESAI
NOTARY
GOVT. OF GUJARAT

26 JUL 2017



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FORM

'B'

[see rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Ms. Samvaad Real Estate Developers; the promoter of the proposed project. (namely Samvaad Samanvay)

We, Samvaad Real Estate Developers the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We have a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances subject to the cash credit facilities from the State Bank of India, SME Law Garden branch, Ahmedabad, as construction finance by mortgaging the whole project of Samvaad Samanvay i.e. the project land and construction thereon. And the promoter shall obtain provisional no objection certificate from State Bank Of India before execution of this agreement for sale and the promoter ensures that before execution of deed of sale, the promoter shall obtain no objection certificate for final release of charge of the bank on the allotted Apartment to ensure that the charge or mortgage of State Bank Of India shall not affect the right and interest of The Allottee who has taken or agreed to take such Apartment.
3. That the time period within which the project shall be completed by us is On or before 15/07/2017
4. That seventy per cent of the amounts realised by 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 or in compliance of rule 4 and rule 5 of of Gujarat Real Estate (Regulation and development) (General) Rules 2017.
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 withdrawal is in proportion to the percentage of completion of the project or as per requirement of the rule 4 and rule 5 of Gujarat Real Estate (Regulation and development) (General) Rules 2017.

7. That 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. That We shall take all the pending approvals on time, from the competent authorities.
9. That We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We shall not discriminate against any allottee at the time of allotment of any apartment on any ground.s



Patel Amit-k

Deponent

[SAMVAAD REAL ESTATE DEVELOPERS
A Partnership Firm, acting through its partner,
SHRI AMIT KANAIYALAL PATEL]

Verification

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

Verified by us at _____ on this _____ day of _____.



Patel Amit-k

Deponent

[SAMVAAD REAL ESTATE DEVELOPERS
A Partnership Firm, acting through its partner,
SHRI AMIT KANAIYALAL PATEL]

**SIGNED
BEFORE ME**

Shamalbhai M. Desai
NOTARY
GOVT. OF GUJARAT (INDIA)

