

6069/2020



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

NOTARY	K. D. BAGADIYA
REG. SR. NO.	6069
PAGE NO.	1
	2020
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Certificate No. : IN-GJ82032437379658S

Certificate Issued Date : 04-Mar-2020 04:56 PM

Account Reference : IMPACC (SV)/ gj13047204/ SURAT/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1304720403720143341456S

Purchased by : RAJGLORY INFRA LLP

Description of Document : Article 4 Affidavit

Description : B.NO.34,37,38 VILLAGE:CHALTHAN, TA:PALSANA,
DI:SURAT

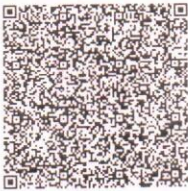
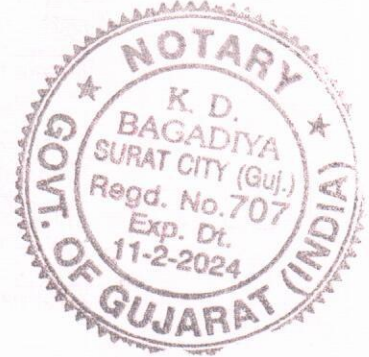
Consideration Price (Rs.) : 0
(Zero)

First Party : RAJGLORY INFRA LLP

Second Party : Not Applicable

Stamp Duty Paid By : RAJGLORY INFRA LLP

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

FORM 'B' (See rule 3 (4))

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Affidavit cum Declaration of M/s. **Rajglory Infra LLP**. Through its Designated Partner **Jayesh Batukrai Desai** the promoter of the "**Rajhans Transport Nagar Phase 2**" Village Moje Chalthan, Sub. District Palsana, District Surat, Block No. 34,37,38 & 40/5., TPS No. 60 (Antroli-Vankaneda-Chalthan-Karala) FP No. 191,194,195,197/1,197/2, Sub Plot No.3, Admeasuring 16500.79 sq.meters.

I, Mr. Jayesh Batukrai Desai promoter of the "**Rajhans Transport Nagar Phase 2**" Village Moje Chalthan, Taluka Palsana, District Surat, Block No. 34,37,38 & 40/5. TPS No. 60 (Antroli-Vankaneda-Chalthan-Karala) F.P. No. 191,194,195,197/1,197/2, Sub Plot No.3, do hereby solemnly declare, undertake and state as under that.



1. M/s. Rajglory Infra LLP. Through it's Designated Partner Jayesh Batukrai Desai we have a legal title to the land on which the development of the Block No. 34,37,38 & 40/5., TPS No. 60 (Antroli-Vankaneda-Chalthan-Karala) F.P. No. 191,194,195,197/1,197/2, Sub Plot No.3, Admeasuring 16500.79 sq.meters is proposed;

AND

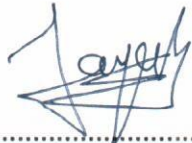
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by promoter is 31/12/2021.
4. seventy percent of the amounts released 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. 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. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

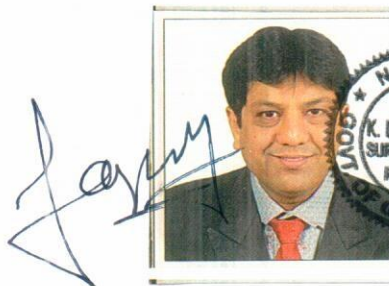
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 Deponent

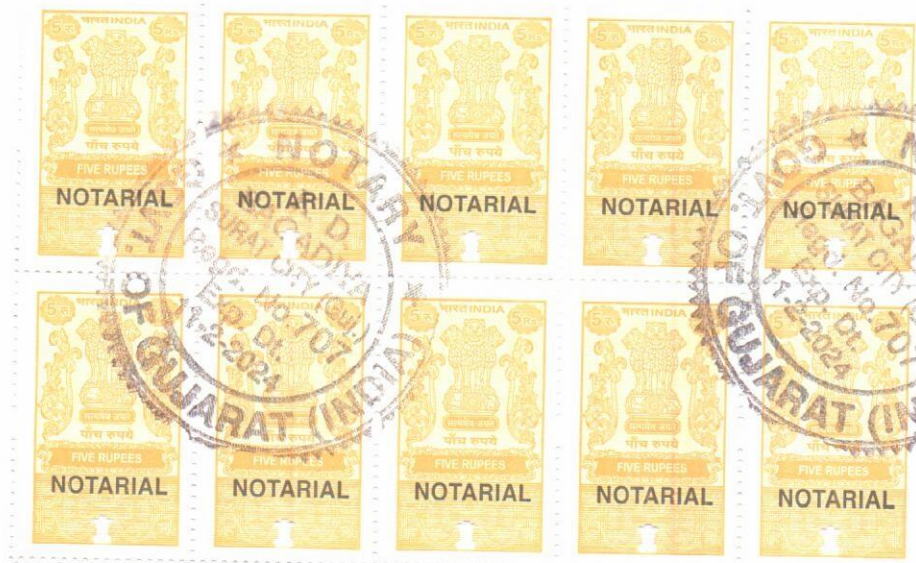
Verification

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

Verify by me at Friday on this 06th day of March 2020.




 Deponent



Reg.Sr.No. 6069
 7 MAR 2020
 My Commission Expires
 on 11-2-2024

BEFORE ME

 K. D. BAGADIYA
 NOTARY
 SURAT CITY (GUJ.)
 GOVT. OF GUJARAT

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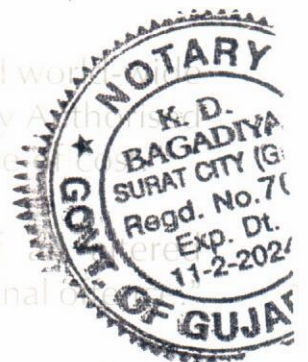


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:: Affidavit Cum Declaration ::

Affidavit cum declaration of **Mr. Jayesh Batukrai Desai** authorised Partner of **Rajglory Infra LLP** for the project **Rajhans Transport Nagar Phase-2** situated at Village Moje Chalthan, Sub. District Palsana, District Surat, Block No. 34,37,38 & 40/5., TPS No. 60 (Antroli-Vankaneda-Chalthan-Karala) FP No. 191,194,195,197/1,197/2, Sub Plot No.3

I **Mr. Jayesh Batukrai Desai** authorised signatory of proposed project 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. I/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.

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/Architect/Engineer/Site Supervisor/Land Owner.

Place : Surat.

Date : 25/05/2020.

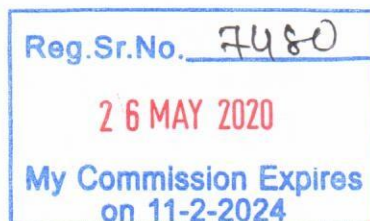


Jayesh

Deponent

Jayesh

Rajglory Infra LLP
Partner Jayesh Batukrai Desai



BEFORE ME

K. D. Bagadiya
K. D. BAGADIYA
NOTARY
SURAT CITY (GUJ.)
GOVT. OF GUJARAT