

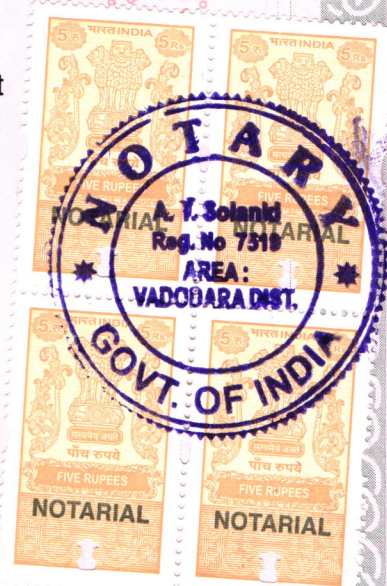
Regd. No. 7152
Date: 15/06/2021
A. T. SOLANKI
NOTARY, VADODARA



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ61324115689355T
Certificate Issued Date : 15-Jun-2021 12:22 PM
Account Reference : IMPACC (FI)/ gjelimp10/ BARODA KUBER BHAVAN/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1058381536546188T
Purchased by : ASHOKBHAI G PATEL
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ASHOKBHAI G PATEL
Second Party : Not Applicable
Stamp Duty Paid By : ASHOKBHAI G PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021019939

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.

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 **Mr. ASHOKBHAI G. PATEL**, promoter / duly authorized by the promoter of **ROYAL BUILDERS** at Plot bearing C.N. No/CTS No./Survey no.-520, T.P.No.-34, Final Plot no- 110 VILLAGE-JAMBUVA, Taluka-Vadodara, Dist.- Vadodara Authority: VMC, VADODARA vide its/his/her/their authorization dated 11.06.2021.

I, **Mr. ASHOKBHAI G. PATEL** promoter / duly authorized by the promoter of **ROYAL BUILDERS (PROJECT NAME- ROYAL VILLA)** do hereby solemnly declare, undertake and state as under that;

1. I / we have a legal title to the land on which the development of **ROYAL VILLA** is proposed;

OR

have/has legal title to the land on which the development of **ROYAL VILLA** is to be carried out;

AND

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

2. The said land is free from all encumbrances.

OR

Details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/promoter is **30/06/2022**.

4. Seventy per cent 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. The amounts for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. The amounts form the separate account shall be withdrawal 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 utilized for the project and the withdrawal has been in compliance with the proportion of the project.
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.

[Handwritten Signature]

Deponent

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 Vadodara on this 11TH day of June, 2021.

Depo



Page 2 of 2

I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you. *[Signature]*



ATTESTED

[Handwritten Date: 15/6/2021]

A. T. SOLANKI
NOTARY, VADODARA