

Reg. No.....12032

Date: 05/11/2022



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty



Certificate No.

IN-GJ48103089928531U

Certificate Issued Date

19-Oct-2022 11:07 AM

Account Reference

IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1315580425261202248537U

Purchased by

Rajeshbhai

Description of Document

Article 14 Bond

Description

Affidavit

Consideration Price (Rs.)

0
(Zero)

First Party

Fortune spaces

Second Party

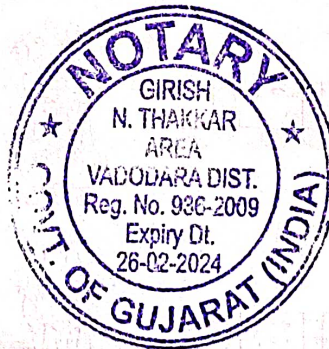
Not Applicable

Stamp Duty Paid By

Fortune spaces

Stamp Duty Amount(Rs.)

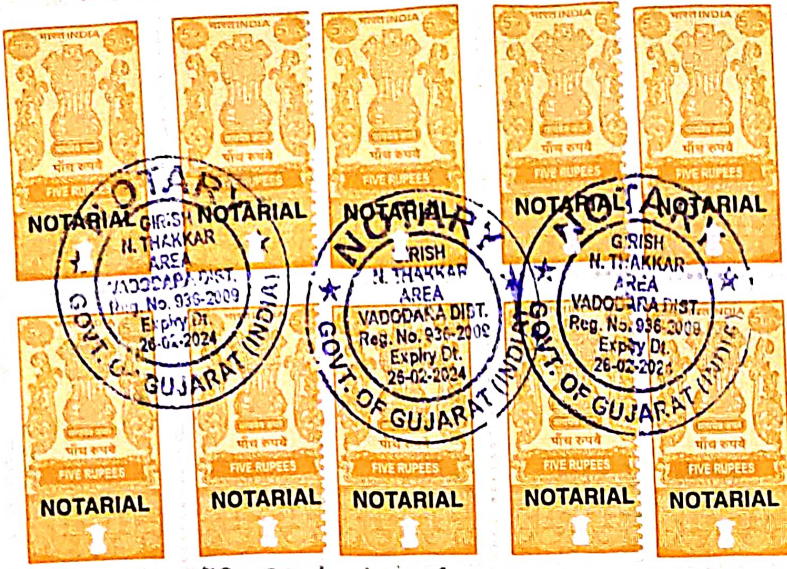
300
(Three Hundred only)



JDD 0013539245

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.



The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



FORM 'B'

201

(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 RAJESH SURYAVANSHI partner /duly authorized by the partners of FORTUNE SPACES, vide it/his/her/their authorized date 19/10/2022.

I, RAJESH SURYAVANSHI partner/duly authorized to by the partners of FORTUNE SPACES do here by solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of N.A

(Name of the proposed project) is proposed;

OR

M/S FORTUNE SPACES have/has a legal title to the land on which the development of

FORTUNE SPACES (Name of the proposed project) 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.

OR

Details of encumbrances N.A including details of any rights, 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/us is 15/02/2018.
30/06/2024
NOTARY
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.

101

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.
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.

R. S. Suryavanshi.
Deponent

Verification

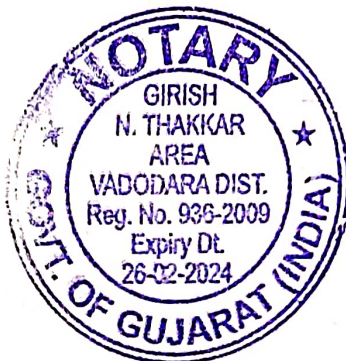
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Vadodra on this 5th day of NOV 2022



Deponent

R. S. Suryavanshi.



BEFORE ME
[Signature]
GIRISH N. THAKKAR
Notary (Govt. of Gujarat)
05/11/2022

Reg. No. 12083
Date: 05/11/2022



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ48099044896929U
Certificate Issued Date : 19-Oct-2022 11:04 AM
Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315580425253367985875U
Purchased by : Rajeshbhai
Description of Document : Article 14 Bond
Description : Affidavit
Consideration Price (Rs.) : 0
(Zero)
First Party : Fortune spaces
Second Party : Not Applicable
Stamp Duty Paid By : Fortune spaces
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0013539243

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.

Affidavit cum declaration of Mr. Rajesh Suryavanshi authorised signatory of (M/S FORTUNE SPACES) for the project (FORTUNE SPACES) situated at (FORTUNE SPACES, Near Vanijya Bhavan, Race Course, Vadodara:- 390007)

I **Rajesh Suryavanshi** authorised signatory of proposed project duly authorized by the partners of the project, do here by, solemnly declare, under take 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. OR

Our project **FORTUNE SPACES** is in the **Vadodara** Mahangarpalika area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of **Vadodara** Mahangarpalika. with prior permission of **Vadodara** Mahangarpalika prior to giving possession to allottees.

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.



R. S. Suryavanshi.
Deponents

BEFORE ME
[Signature]
GIRISH N. THAKKAR
Notary (Govt. of Gujarat)

05/11/2022



IN-GJ31641991594899V

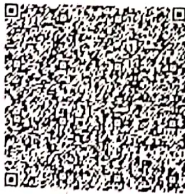


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ31641991594899V
Certificate Issued Date : 24-Mar-2023 06:56 PM
Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1315580490285169568714V
Purchased by : RAJESH SURYAVANSHI
Description of Document : Article 14 Bond
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : FORTUNE SPACE
Second Party : Not Applicable
Stamp Duty Paid By : FORTUNE SPACE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

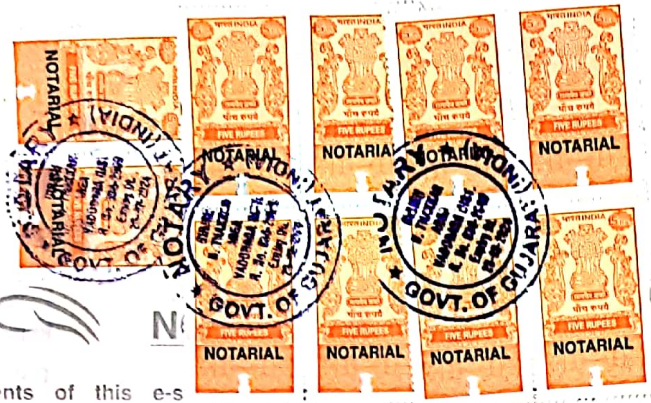
Reg. No. 2895
Date: 24/03/2023



JD 0036422706



Scanned with OKEN Scanner



The contents of this e-s www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સુચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈ-સ્ટેમ્પિંગ" મોબાઇલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે શ્રેજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઇલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



Affidavit

Affidavit cum declaration of Mr.**RAJESH SUMANTRAO SURYAVANSHI** Partner / Duly authorized Signatory of **M/S FORTUNE SPACES** for Project **FORTUNE SPACE** at TP No **NA**, R S NO- 562, City survey no- 2262 (old city survey no-2214) Moje - **VADODARA**, Ta. **VAODARA** Dist. **VADODARA**.

I **RAJESH SUMANTRAO SURYAVANSHI** authorized Signatory by the Partners **M/S FORTUNE SPACES** do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registrations vide Acknowledgement No **PR/VADODARA/VADODARA/GUJRERA/230228/013904** for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form - 3 submitted by me as prepared by chartered accountant **Mr.SWADEEP S TALATI** is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form - 3 carpet area calculation, I/We are bound to pay the same.



R.S. Suryavanshi
Partner

RAJESH SUMANTRAO SURYAVANSHI



Solemnly Affirmed/Declared
Sworn Before me by.

Girish N. Thakkar
GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)

24/03/2023