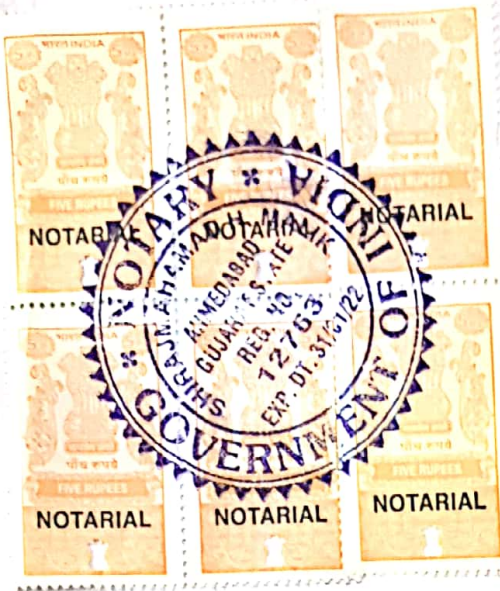




THE AHMEDABAD MARCANTILE
CO-OP BANK LTD.
NARODA BRANCH
AHMEDABAD - 382330
No. GUJ / SOS / AUTH / AV / 398 / 2016

भारत
STAMP DUTY
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SPECIAL ADHESIVE
Rs. 0000300
28.2.2020
365550
GUJARAT
INDIA **Zero*Zero*Zero*Zero*ThreeZero*Zero***
0772 6919334

Serial No.....163...../2020

SHIRAJMAHAMAD H. MALIK
NOTARY
GOVT. OF INDIA

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

Affidavit cum Declaration

2 MAR 2020

Affidavit cum Declaration of Mr. Viken Naranbhai Prajapati, duly authorized by the promoter of the proposed project Tulsi Residency, situated at Final Plot no. 106/1, Sur.No.549,550, Nr Ayush Residency, Singarva, Ahmedabad - 382430 vide /their authorization dated 24/2/2020

I, Viken Naranbhai Prajapati duly authorized by the promoter of the proposed project "Tulsi Residency" do hereby solemnly declare, undertake and state as under:

- 1 That promoter 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;
- 3 The time period within which the project shall be completed by promoter is till dated 31/12/2023.
- 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- 5 That the amount from separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project;
- 6 That the amount from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdraw is in proportion to the percentage of completion of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 account 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 promoters shall take all the pending approvals on time, from the competent authorities;
- 9 That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

Place : Ahmedabad
Date : 29-02-2020

Signed by Partner

Name Viken Naranbhai Prajapati
Promotor ANAND CORPORATION

Address 22, Haridwar Society,
Naroda, Ahmedabad-382325

Verification

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

Verify by me at Ahmedabad on this 29th day of Feb, 2020

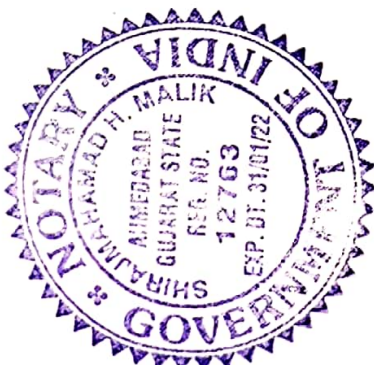


Deponent

Signed by Partner

Name Viken Naranbhai Prajapati
Promoter ANAND CORPORATION

Address 22, Haridwar Society
Naroda, Ahmedabad-382325



SIGNED BEFORE ME

SHIRAJMAHAMAD H. MALIK
NOTARY
GOVT. OF INDIA

L 2 MAR 2020



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Serial No. 232 / 20 20

Certificate No. : IN-GJ86996795758532S SHIRAJMAHAMAD H. MALIK
NOTARY
GOVT. OF INDIA

Certificate Issued Date : 17-Mar-2020 02:35 PM

Account Reference : IMPACC (SV)/ gj13037104/ GANDHINAGAR SRO/ GJ-GN

Unique Doc. Reference : SUBIN-GJGJ1303710413442979011663S

Purchased by : ANAND CORPORATION 17 MAR 2020

Description of Document : Article 14 Bond

Description : FOR RERA OFFICE

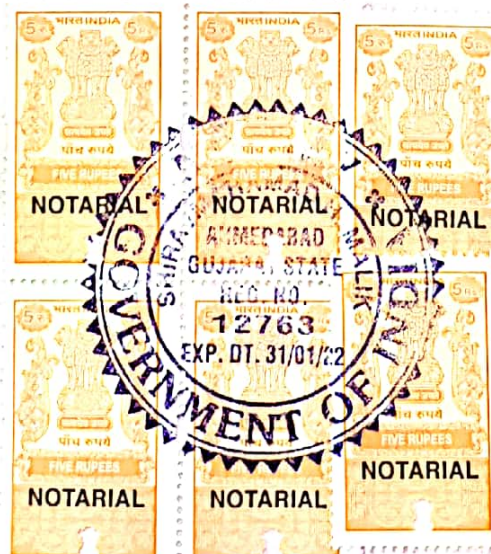
Consideration Price (Rs.) : 0
(Zero)

First Party : ANAND CORPORATION

Second Party : Not Applicable

Stamp Duty Paid By : ANAND CORPORATION

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



LB 0001769031

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclststamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

**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. Viken Naranbhai Prajapati, duly authorized by the promoter of the TULSI RESIDENCY project situated at Tulsi Residency' Vastral Ring Road to Singarva Gam Road Road, Behind Abhishree Industrial Park, Singarva, Ahmedabad -

382418, vide /their authorization dated: 24-02-2020.

I, Viken Naranbhai Prajapati duly authorized by the promoter of the TULSI RESIDENCY project do hereby solemnly declare, undertake and state as under:

- 1 We are submitting an application for RERA registration for my above mentioned project.
- 2 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. RAJESH B. KUMBHANI is showing RERA Carpet area, which is true & correct according to my best knowledge. The Statement of unit wise carpet area and balcony and wash area is enclosed herewith as **ANNEXURE**.
- 3 We are 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.

FOR, ANAND CORPORATION

Deponent

 **PARTNER**

Signed by Partner

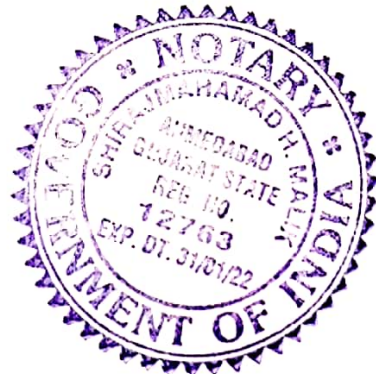
Name Viken Naranbhai Prajapati

Promotor ANAND CORPORATION

Address 22, Haridwar Society, Behind Satluj
Hotel, Naroda, Ahmedabad- 382330

Place : Ahmedabad
Date : 17-03-2020

Page 1 of 2



Verification

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

Verify by me at Ahmedabad on this 17th day of March, 2020.

FOR, ANAND CORPORATION

 **PARTNER**

Deponent

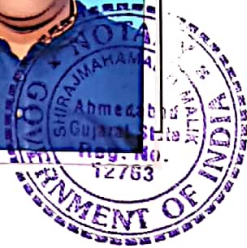
Signed by Partner

Name Viken Naranbhai Prajapati

Promoter ANAND CORPORATION

Address 22, Haridwar Society, Behind Satluj
Hotel, Naroda, Ahmedabad- 382330

17 MAR 2020



SIGNED BEFORE ME



**SHIRAJMAHAMAD H. MALIK
NOTARY
GOVT. OF INDIA**

17 MAR 2020



ANNEXURE

Statement showing unit wise price list along with carpet area and balcony/ verandah area

Sr. No.	Block / Type/ Bungalow/ Office / Plot No.	Usage	Carpet Area (in sq. mts.)	Area of exclusive balcony / verandah (Sq. Mts.)	Status	Unit Amount Consideration as per clause 1(b) of the Model form of Agreement to be entered between Promoter and Allottee(s)	Received Amount (INR)	Balance Amount (INR)	Date of agreement of sale	Encumbrance status	Allottee name	Type of KYC	KYC ID	Mobile No.	Redevelopment
1	A	Residential	152.76	11.05	Unbooked	4100000	4100000	4100000		No Encumbrance					No
2	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
3	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
4	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
5	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
6	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
7	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
8	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
9	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
10	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
11	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
12	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
13	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
14	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No
15	A	Residential	121.08	11.43	Unbooked	2400000	2400000	2400000		No Encumbrance					No

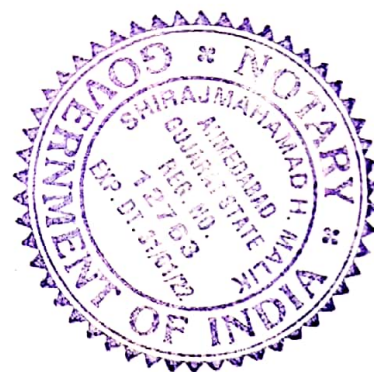
FOR, ANAND CORPORATION

PARTNER

41/11/2019 5/2/19

ANAND CORPORATION(TULSI RESIDENCY)

16	A	16	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
17	A	17	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
18	A	18	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
19	A	19	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
20	A	20	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
21	A	21	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
22	A	22	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
23	A	23	Residential	121.08	11.43	Unbooked	2400000	2400000	No Encumbrance	No
24	A	24	Residential	121.08	11.43	Unbooked	3300000	3300000	No Encumbrance	No
25	B	25	Residential	103.51	7.29	Unbooked	3000000	3000000	No Encumbrance	No
26	B	26	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
27	B	27	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
28	B	28	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
29	B	29	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
30	B	30	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
31	B	31	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No



FOR, ANAND CORPORATION

PARTNER



[Form 3 (Annexure)]

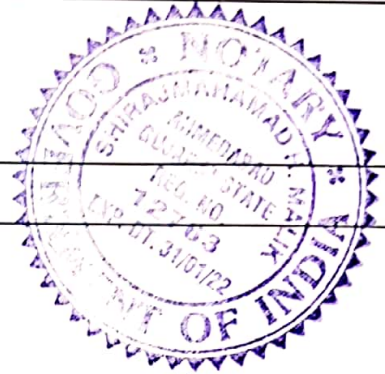
Statement for calculation of Receivables from the Sales of the Real Estate Project as on 29-02-2020

Sr. No.	Block / Type/ Bungalow/ Bungalow/ Office / Plot No.	Usage	Carpet Area (in sq. mts.)	Area of exclusive balcony / verandah (Sq. Mts. sq.mts.)	Status	Unit Amount Consideration as per clause 1(b) of the Model form of Agreement to be entered between Promoter and Allottee(s)	Received Amount (INR)	Balance Amount (INR)	Date of agreement of sale	Encumbrance status	Allottee name	Type of KYC	KYC ID	Mobile No.	Redevelopment
32	B	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
33	B	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
34	B	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
35	B	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
36	B	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
37	B	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
38	B	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No

FOR, ANAND CORPORATION

PARTNER

39	B	39	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
40	B	40	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
41	B	41	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
42	B	42	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
43	B	43	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
44	B	44	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
45	B	45	Residential	103.51	7.29	Unbooked	2800000	2800000	No Encumbrance	No
46	C	46	Residential	103.51	7.29	Unbooked	2800000	2800000	No Encumbrance	No
47	C	47	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
48	C	48	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
49	C	49	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
50	C	50	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
51	C	51	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
52	C	52	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
53	C	53	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
54	C	54	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
55	C	55	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
56	C	56	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
57	C	57	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
58	C	58	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
59	C	59	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
60	C	60	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
61	C	61	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No
62	C	62	Residential	103.51	7.29	Unbooked	2100000	2100000	No Encumbrance	No



FOR, ANAND CORPORATION

PARTNER

[Form 3 (Annexure)]

Statement for calculation of Receivables from the Sales of the Real Estate Project as on 29-02-2020

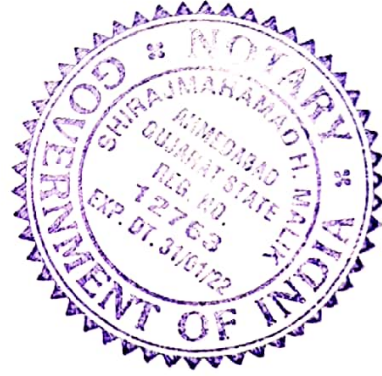
Sr. No.	Block / Type/ Bungalow / Office / Plot No.	Usage	Carpet Area (in sq. mts.)	Area of exclusive balcony / verandah (Sq. Mts.) sq.mts.)	Status	Unit Amount Consideration as per clause 1(b) of the Model form of Agreement to be entered between Promoter and Allottee(s)	Received Amount (INR)	Balance Amount (INR)	Date of agreement of sale	Encumbrance status	Allottee name	Type of KYC	KYC ID	Mobile No.	Redevelopment
63	C	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
64	C	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
65	C	Residential	103.51	7.29	Unbooked	2100000		2100000		No Encumbrance					No
66	C	Residential	103.51	7.29	Unbooked	3000000		3000000		No Encumbrance					No
67	D	Residential	121.08	11.43	Unbooked	3300000		3300000		No Encumbrance					No
68	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
69	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
70	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
71	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
72	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
73	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
74	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
75	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
76	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No
77	D	Residential	121.08	11.43	Unbooked	2400000		2400000		No Encumbrance					No

FOR, ANAND CORPORATION

PARTNER

ANAND CORPORATION (TULSI RESIDENCY)

78	D	78	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
79	D	79	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
80	D	80	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
81	D	81	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
82	D	82	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
83	D	83	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
84	D	84	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
85	D	85	Residential	121.08	11.43	Unbooked	2400000		2400000	No Encumbrance					No
86	D	86	Residential	121.08	11.43	Unbooked	3100000		3100000	No Encumbrance					No
Total				9706.62	808.72		201200000	0	201200000						



FOR, ANAND CORPORATION

[Signature]
PARTNER



F.P. NO. 106, SUR. NO. 549,550 ,SINGARVA,AHMEDABAD



ANANDCORP2018@GMAIL.COM



9825294793

Anand Corporation

24 FEB 2020

Declaration for Authorised Signatory

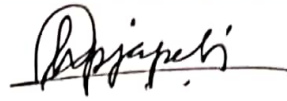
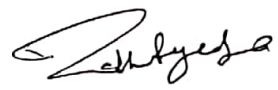
We,

- | | |
|-------------------------------------|------------------------------------|
| 1. Arvindbhai Babubhai Bambharoliya | 7. Vipul Himmatbhai Gajera |
| 2. Vrajlal Babubhai Bambharoliya | 8. Nitinkumar Ganubhai Ramani |
| 3. Ashokbhai Babubhai Bambharoliya | 9. Vishal Nareshbhai Bambharoliya |
| 4. Viken Naranbhai Prajapati | 10. Jaytibhai Devshibhai Kathiriya |
| 5. Hiren Naranbhai Prajapati | 11. Bhargav Gunvantbhai Dobariya |
| 6. Mitesh Maheshbhai Gadhiya | |

the Partners of M/s. ANAND CORPORATION hereby authorise our partner **Mr. Viken Naranbhai Prajapati** to act as an authorised signatory of our project named TULSI RESIDENCY located at F.P. No. 106/1, Sur. No. 549 and 550 of Singarva Village Ahmedabad. Mr. Viken Naranbhai Prajapati, is authorised to sign all the necessary documents, application, undertakings, declaration, affidavit, bonds, deeds, plans, and such other documents filed or to be filed with RERA and to carry out necessary corrections, alterations, additions, deletions, modifications there in on behalf of the firm.

FOR, ANAND CORPORATION

Sr. no.	Name	Designation	Signature
1	Arvindbhai Babubhai Bambharoliya	Partner	
2	Vrajlal Babubhai Bambharoliya	Partner	
3	Ashokbhai Babubhai Bambharoliya	Partner	
4	Viken Naranbhai Prajapati	Partner	

5	Hiren Naranbhai Prajapati	Partner	
6	Mitesh Maheshbhai Gadhiya	Partner	Mitesh M. Gadhiya
7	Vipul Himmatbhai Gajera	Partner	
8	Nitinkumar Ganubhai Ramani	Partner	21/11/17. B. Ramani
9	Vishal Nareshbhai Bambharoliya	Partner	
10	Jayntibhai Devshibhai Kathiriya	Partner	
11	Bhargav Gunvantbhai Dobariya	Partner	B.G. DOBARIYA

Acceptance of authority

I Mr. Viken Naranbhai Prajapati hereby solemnly accord my acceptance to act as authorised signatory for the above referred business.

Viken Naranbhai Prajapati


Partner

Place : Ahmedabad

Date : 24-2-2020