



IN-GJ93111763371531V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ93111763371531V
Certificate Issued Date : 27-Jun-2023 05:05 PM
Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313440412148218548479V
Purchased by : KUNDANKUMAR BABULAL PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FROM-B
Consideration Price (Rs.) : 0
(Zero)
First Party : KHODIYAR DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : KHODIYAR DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 8092

Date: 27/06/2023



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IE 0004812240

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. KUNDANKUMAR BABULAL PATEL**, Promoter of project / duly authorized by promoters of **KHODIYAR DEVELOPERS** of the Project Name: "**SEVEN 9 VILLA**" Plot No.-, R.S.NO. 430, Vibhag-B TIKA No-, T.P. No.-47 F.P. No-83, O.P.No.-, Admeasuring Net Area of Planning : **7339.27 (Sq.Mts.)**, of Mouje Village **Chhani**, Tal:Vadodara,Dist.-Vadodara,Gujarat-391740. Vide its/his/her/their authorization dated 27.06.2023.

Affidavit cum Declaration of **Mr. KUNDANKUMAR BABULAL PATEL**, promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: 27.06.2023

I, **Mr. KUNDANKUMAR BABULAL PATEL** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the Development of "**SEVEN 9 VILLA**" the project is proposed

OR

KHODIYAR DEVELOPERS has legal title or the land on which the development of "**SEVEN 9 VILLA**" 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. That the said land is free from all encumbrances.

OR

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



3. That the time period within which the project shall be completed by me/promoter is **30/06/2024**.
4. That 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. That 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. That 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. That I/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 of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

KBN

(Mr. KUNDANKUMAR BABULAL PATEL)

Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from Verify by me at VADODARA on this 27th June, 2023.



KBN

(Mr. KUNDANKUMAR BABULAL PATEL)

Deponent

ATTESTED

A. B. Tripathi
A. B. TRIPATHI
NOTARY (Govt. of India)