



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Reg. Sr. No. : 6395
Date : 29/12/2022
MAHESH J. PATEL
REG. No. : 3048
NOTARY, VADODARA

Certificate No. : IN-GJ81908927669673U

Certificate Issued Date : 29-Dec-2022 11:34 AM

Account Reference : IMPACC (AC)/ gj13115911/ KARJAN/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1311591191897851768427U

Purchased by : PATEL HASMUKHBHAI JETHABHAI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : PATEL HASMUKHBHAI JETHABHAI

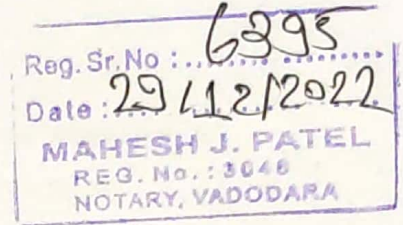
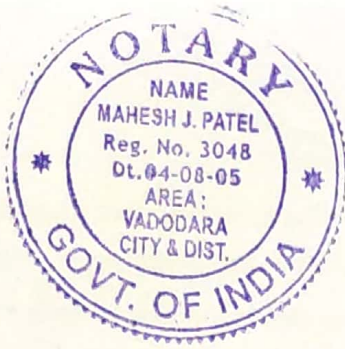
Second Party : Not Applicable

Stamp Duty Paid By : PATEL HASMUKHBHAI JETHABHAI

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



JD 0025012070



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. Hasmukhbhai Jethabhai Patel, Proprietor and Promoter of M/s Jayshree Developers** of Project name: "**Jayshree Avenue**" at Plot No 13 & 14, R. S. No. 1206/1B, Juna Bazar, Karjan, Vadodara – 391240 area of Plot -958.50 Sq. Mtr vide.

I, **Mr. Hasmukhbhai Jethabhai Patel**, Proprietor of M/s **Jayshree Developers** the promoter of proposed project Jayshree do hereby solemnly declare, undertake and state as under that;

1. I, **Hasmukhbhai Jethabhai Patel**, Proprietor of M/s **Jayshree Developers** has a legal title to the land on which the development of project: **Jayshree Avenue** is to be carried out by M/s Jayshee Developers

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 us is **31/03/2026**.
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.
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. 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

H Patel

Mr. Hasmukhbhai J Patel

Deponent

Verification

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

Verify by me at Vadodara on this 31st day of March, 2023.



H Patel

Mr. Hasmukhbhai J Patel

Deponent



Solemnly Affirmed / Declared
Sworn Before me by... *H. J. Patel*

NOTARY

H. J. Patel
MAHESH J. PATEL
NOTARY, VADODARA



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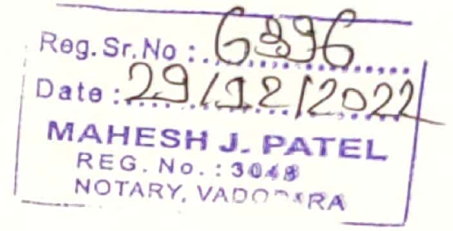
Certificate of Stamp Duty

Reg. Sr. No : 6396
Date : 29/12/2022
MAHESH J. PATEL
REG. No. 3048
NOTARY, VADODARA

Certificate No. : IN-GJ81911546191376U
Certificate Issued Date : 29-Dec-2022 11:36 AM
Account Reference : IMPACC (AC)/ gj13115911/ KARJAN/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1311591191904931962612U
Purchased by : PATEL HASMUKHBHAI JETHABHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PATEL HASMUKHBHAI JETHABHAI
Second Party : Not Applicable
Stamp Duty Paid By : PATEL HASMUKHBHAI JETHABHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0025012071



Affidavit

Affidavit of **Mr. Hasmukhbhai Jethabhai Patel, Proprietor of M/s Jayshree Developers**, promoter of Project name: "**Jayshree Avenue**" at Plot No 13 & 14, R. S. No. 1206/1B, Juna Bazar, Karjan, Vadodara - 391240.

I, **Mr. Hasmukhbhai Jethabhai Patel, Proprietor of M/s Jayshree Developers** the promoter of proposed project "**Jayshree Avenue**" do hereby solemnly declare, undertake and state as under that;

We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. 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 New GDCR-2017.

We further undertake that 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 Alottees.

We understand that the entire responsibility for the same will be that of promoter.

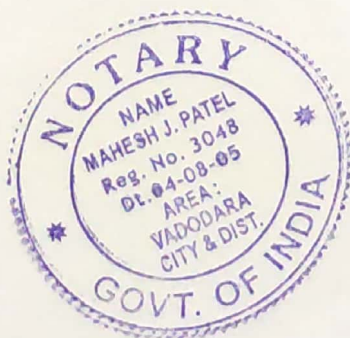
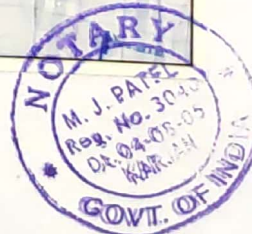
Verify by me at Vadodara on this 29th day of December, 2022.



H. Patel

Mr. Hasmukhbhai J Patel

Deponent



Solemnly Affirmed / Declare
Sworn Before me by *H. J. Patel*

NOTARY

M. J. Patel
MAHESH J. PATEL
NOTARY, VADODARA