



INDIA

STAMP DUTY

GUJARAT

Regd. No.

181

Date

20-8-2020

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./Ms. PRAKASH

ATIBALAL SHAH promoter of the proposed project/duly
authorized by the promoter of the proposed project, vide
its/his/their authorization dated: _____

I, PRAKASH ATIBALAL SHAH 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 the project is proposed

OR

_____ have/has a legal
title to the land on which the development of the proposed
project is to be carried out

AND

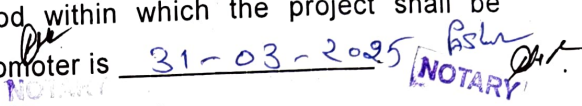
a legally valid authentication of title of such land along with
an authenticated copy of the agreement between such

owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances _____ including details of any rights, 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 31-03-2025 
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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 to the percentage of completion 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.
10. That, I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Photo
NOTARY

Place. BARODA

Date. 20.8.2020

Photo
NOTARY

ASL

Deponent

Sh. Prakash A.

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this VADODARA th 20 day of August '2020.

Solemnly Affirmed/Declared
Sworn Before me by.



Photo
ANBALAL
20.8.2020 SHAH
KAMLESH H. SHAH
NOTARY (Govt. of Gujarat)



ASL
Deponent

x





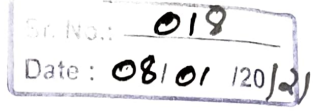
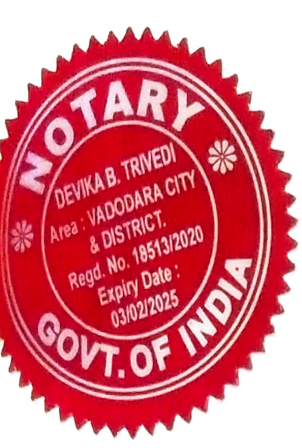
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ94616085124063T
Certificate Issued Date : 12-Jan-2021 01:37 PM
Account Reference : IMPACC (AC)/ gj13171011/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1317101126164825406926T
Purchased by : Prakash Ambalal Shah
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Affidavit Cum Undertaking
Consideration Price (Rs.) : 0
(Zero)
First Party : Tula Developers
Second Party : Not Applicable
Stamp Duty Paid By : Tula Developers
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



0006072471



Affidavit Cum Declaration

Affidavit cum declaration of Mr. Prakash Ambalal Shah authorized signatory of Tula Developers for the project Shree Raj Residency situated at Near Tulsi Angan Flat, Opp. Siddharth Platinum, Waghodia Road, Vadodara.

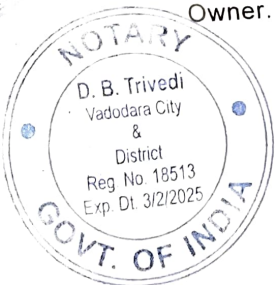
I Prakash Ambalal Shah authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under:

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.

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.



Solemnly Affirmed
BEFORE ME
Trivedi
D. B. Trivedi
NOTARY
Govt. of India

TULA DEVELOPERS
Ashe
Deponent Partner

EXPIRED ON 03/02/2025