



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



**Certificate No.** : IN-GJ00711243819519T  
**Certificate Issued Date** : 23-Jan-2021 03:48 PM  
**Account Reference** : IMPACC (CA)/ gj13301006/ GULBAI TEKRA/ GJ-AH  
**Unique Doc. Reference** : SUBIN-GJGJ1330100638197887199067T  
**Purchased by** : PLATINUM BUILDCON  
**Description of Document** : Article 14 Bond  
**Description** : FOR RERA  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : PLATINUM BUILDCON  
**Second Party** : NA  
**Stamp Duty Paid By** : PLATINUM BUILDCON  
**Stamp Duty Amount(Rs.)** : 300  
(Three Hundred only)

Sr. No. : 671A /2021

*R. K. Barot*  
**R. K. BAROT**  
NOTARY  
GOVT. OF GUJARAT

**23 JAN 2021**



**Statutory Alert:**

1. The authenticity of this Stamp is guaranteed by the Government of Gujarat. Any discrepancy in the details of the document or the stamp itself renders it invalid.
2. The onus of checking the details of the document and the stamp is on the purchaser.
3. In case of any discrepancy, the purchaser should immediately report it to the nearest police station and the Government of Gujarat.



**LB 0017724667**

Stamp Mobile App of Stock Holding  
renders it invalid.

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. **MEHULKUMAR CHINUBHAI PATEL** promoter /duly authorized by the promoter of **PLATINUM PRIDE** situated at Nr. Gurukul, Ahmedabad – Mehmabad Highway, Hathijan, Ahmedabad, 382445 vide his authorization dated 20/01/2021.

I, **MEHULKUMAR CHINUBHAI PATEL** promoter/duly authorized by the promoter of **M/s. PLATINUM BUILDCON** for project **PLATINUM PRIDE** do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **PLATINUM PRIDE** (Name of the proposed project) is proposed;

OR

**M/s. PLATINUM BUILDCON** have/has a legal title to the land on which the development of **PLATINUM PRIDE** (Name of the proposed project) is to be carried out;

AND

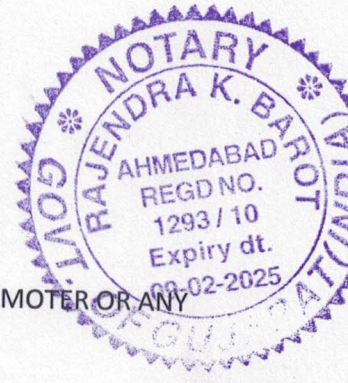
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 31/10/2024.
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. 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.



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 \_\_\_\_\_ on this \_\_\_\_\_ day of **23 JAN 2021**

FOR, PLATINUM BUILDCON  
  
Partner

Deponent

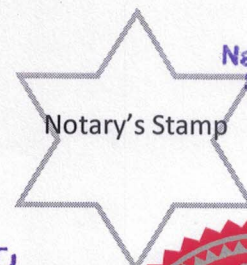
FOR, PLATINUM BUILDCON  
  
PARTNER

Deponent

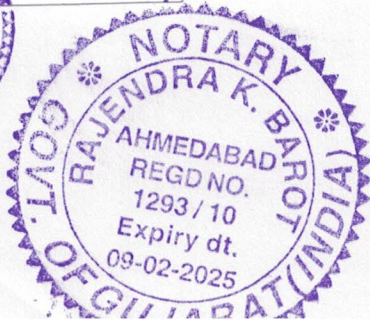
IDENTIFIED BY ME

ADVOCATE

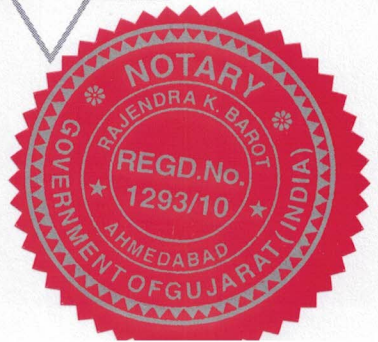
Name: Yogesh Zalavadiya  
Sanad No. G/1421/201



Notary's Stamp



SOLEMNLY AFFIRMED  
BEFORE ME  
  
R. K. BAROT  
NOTARY  
GOVT. OF GUJARAT  
**23 JAN 2021**



Unique Identification Authority of India  
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1008/31001/03812



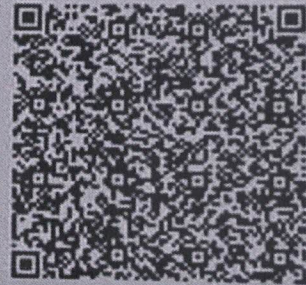
14/03/2014

125931032

To  
પટેલ મેહુલકુમાર  
Patel Mehulkumar  
S/O: Chinubhai  
D/3 Siddhanath Park Society  
Opp. Vaibhav Hall Ghodasar  
Ahmedabad City  
Isanpur  
Ahmadabad City Ahmedabad  
Gujarat 382443  
9825831606



ML259310325FT



તમારો આધાર નંબર / Your Aadhaar No. :

**8746 8577 7231**

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર  
Government of India

પટેલ મેહુલકુમાર  
Patel Mehulkumar  
જન્મ તારીખ / DOB : 30/08/1980  
પુરુષ / Male

*Patel*

