



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No.	IN-GJ25337166217546U
Certificate Issued Date	09-Sep-2022 02:43 PM
Account Reference	IMPACC (SV)/ gj13166104/ GANDHIDHAM/ GJ-BJ
Unique Doc. Reference	SUBIN-GJGJ1316610480342267018104U
Purchased by	SACHINBHAI
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	ROYAL ANANTA
Second Party	CHANDRESHBHAI K ACHARYA AND OTHERS
Stamp Duty Paid By	ROYAL ANANTA
Stamp Duty Amount(Rs.)	300 (Three Hundred only)

Maym
(M. C. SHAH)
NOTARY
DIST. KUTCH (GUJARAT)

09/09/2022



IN-GJ25337166217546U

JD 0009894644

Statutory Alert:

- 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 **DEEPAK PRAKASH CHANDNANI** promoter
/duly authorized by the promoter of **ROYAL ANANTA, (Project Name:
ROYAL ANANTA, Project Address: Survey no.496/41, Gam Shinay, Tal.
Gandhidham, Kutch)** vide its/his/her/their authorization dated
08/09/2022.

I, **DEEPAK PRAKASH CHANDNANI** promoter /duly authorized by the
promoter of **ROYAL ANANTA, (Project Name: ROYAL ANANTA, Project
Address: Survey no.496/41, Gam Shinay, Tal. Gandhidham, Kutch)** 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 **ROYAL
ANANTA** is proposed;

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 encumbrance.
3. The time period within which the project shall be completed by me/us
is **30/12/2024**.
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

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DIST. KUTCH (GUJARAT)
08/09/2022

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.

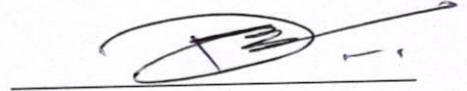

Deponent


Maym
(M. C. SHAH)
NOTARY
DIST. KUTCH (GUJARAT)
09/09/2022

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 Gandhidham on this 9th day of September, 2022



Deponent



Sworn / Signed before me

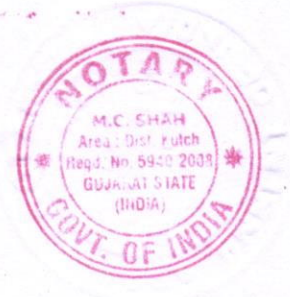
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M. C. SHAH (NOTARY)
Dist : Kutch-Gujarat (India)

Sr. No.: *667/2022*

Date: *09/09/2022*

At.: Gandhidham - Kutch





सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ25336079637800U

Certificate Issued Date : 09-Sep-2022 02:41 PM

Account Reference : IMPACC (SV)/ gj13166104/ GANDHIDHAM/ GJ-BJ

Unique Doc. Reference : SUBIN-GJGJ1316610480339981931479U

Purchased by : SACHINBHAI

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

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

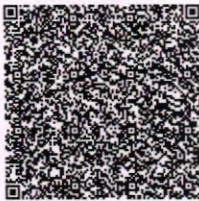
First Party : ROYAL ANANTA

Second Party : CHANDRESHBHAI K ACHARYA AND OTHERS

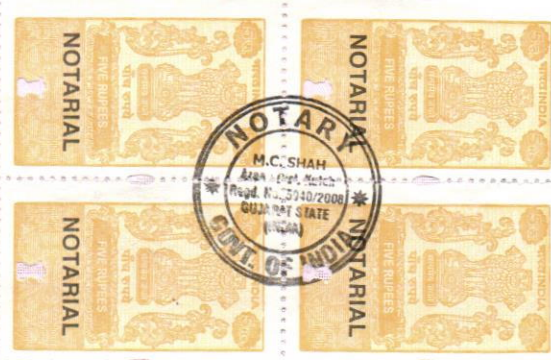
Stamp Duty Paid By : ROYAL ANANTA

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

M. C. SHAH
(M. C. SHAH)
NOTARY
DIST. KUTCH (GUJARAT)
09/09/2022



₹300



JD 0009894643

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Affidavit Cum Declaration

Affidavit cum Declaration of **DEEPAK PRAKASH CHANDNANI** promoter /duly authorized by the promoter of **ROYAL ANANTA**, (Project Name: **ROYAL ANANTA**, Project Address: Survey no.496/41, Gam Shinay, Tal. Gandhidham, Kutch) vide its/his/her/their authorization dated 08/09/2022.

I **DEEPAK PRAKASH CHANDNANI** authorised 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.


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DIST.KUTCH(GUJARAT)
09/09/2022

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.


Deponent



Sworn / Signed before me

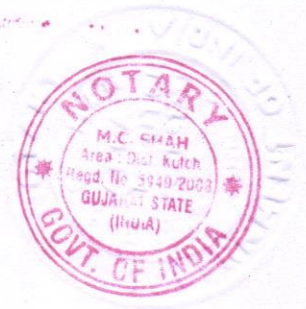
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M. C. SHAH (NOTARY)
Dist : Kutch-Gujarat (India)

Sr. No.: *688/2022*

Date : *09/09/2022*

At.: Gandhidham - Kutch



ROYAL ANANTA

TO WHOM SO EVER CONCERN

I, Chandresh kantilal Aacharya (Thakker), hereby Severally authorized to **Mr. Deepak Prakash Chandnani** to represent me for The Real Estate (Regulation and Development) Act, 2016 and Gujarat the Real Estate (Regulation and Development) Rules, 2017, Rera Authorities or any other authorities for making registration, any agreement, deeds, documents, etc. and to sign and execute all documents and papers as may be required by any such authority(ies), etc. for the project called "**ROYAL ANANTA**" situated at, Survey no.496/41, Gam Shinay, Tal. Gandhidham, Kutch -370205 and to do all such acts and things as may be necessary or incidental thereto."

I will Severally/Jointly liable for the act, agreement, or documents provided or done by him under RERA Act\Rules for the above mention Project.

Place: Gandhidham

Date: 08.09.2022



Chandresh kantilal Aacharya (Thakker)

ACCEPTANCE

I, Deepak P. Chandnani, Partner of Firm accept the above authority do hereby accept the same and to do all such acts & things as may be necessary or incidental thereto;



Deepak P. Chandnani
Partner

Place: Gandhidham

Date: 08.09.2022