

INDIA NON JUDICIAL
Government of Gujarat

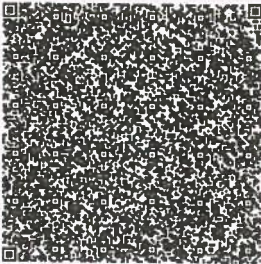


सत्यमेव जयते

Certificate of Stamp Duty

Rs.
100

Certificate No. : IN-GJ54456516456924P
Certificate Issued Date : 23-Sep-2017 01:28 PM
Account Reference : SHCIL (FI)/ gjshcil01/ MOTERA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJSHCIL0159698870623063P
Purchased by : SURESHBHAI GAJJAR
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION FOR NOC
Consideration Price (Rs.) : 0
(Zero)
First Party : MANPASAND INFRATECH
Second Party : N A
Stamp Duty Paid By : MANPASAND INFRATECH
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



UP 0002076069

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SR. NO. A/6537/2017

SHAMALBHAI M. DESAI
NOTARY
GOVT. OF GUJARAT

23 SEP 2017



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Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Bhavin Shah promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22nd September'17.

I, Bhavin 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 Manpasand Infra Tech 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 and if any loan is raised on the project, we will ensure necessary NOC for the customer.
3. That the time period within which the project shall be completed by me/promoter is December'18.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.
Deponent Verification

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

Verified by me at Ahmedabad on this 23rd day of Septemeber'17.

Deponent

for, Manpasand Infratech

Partner



SIGNED
BEFORE ME

SHAMALBHAI M. DESAI
NOTARY
GOVT. OF GUJARAT (INDIA)

23 SEP 2017

