



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ17733304790796T

Certificate Issued Date : 09-Sep-2021 11:58 AM

Account Reference : IMPACC (AC)/ gj13283511/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1328351170387134606548T

Purchased by : YOGESH BARIYA

Description of Document : Article 18 Certificate or Other Document

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : S P ASSOCIATES

Second Party : Not Applicable

Stamp Duty Paid By : S P ASSOCIATES

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



KC 0007395509



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **MR. HARSHAD R SHETH** promoter /duly authorized by the promoter of "**ARCUS COURTYARD**", situated Block No 1576, FP No.43 Besides Shantiniketan Residency Bhayli, Vadodara-391410 Gujarat Vide its/his/her/their authorization dated **08/09/2021**

I, **MR. HARSHAD R SHETH** promoter/duly authorized by the promoter of "**S.P ASSOCIATES**" 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 "**ARCUS COURTYARD**" is proposed;

OR

"**S.P ASSOCIATES**" have/has a legal title to the land on which the development of "**ARCUS COURTYARD**" 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 encumbrance's NA 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 **31/12/2026**
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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
S P ASSOCIATES
Harshad R Sheth

MR. HARSHAD R SHETH
(Authorized Partner of S P ASSOCIATES)

VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us there from.

Verify by me at **VADODARA** on this day of **sep, 2021**.



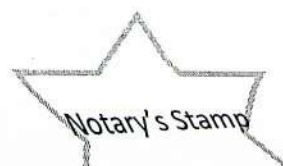
Deponent
S P ASSOCIATES
Harshad R Sheth
PARTNERS

MR. HARSHAD R SHETH
(Authorized Partner of S P ASSOICATES)

BEFORE ME

V S Shinde
VIJAY S. SHINDE
NOTARY (Govt. of India)

11 SEP 2021





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ53427058589323T

Certificate Issued Date : 12-Nov-2021 12:30 PM

Account Reference : IMPACC (AC)/ gj13283511/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1328351141068987712294T

Purchased by : YOGESH BARIYA

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : MR HARSHAD R SETH

Second Party : Not Applicable

Stamp Duty Paid By : MR HARSHAD R SETH

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

Regd. No. 8939

Date: 12 / 11 / 20 21



KC 0017167974

Affidavit cum Declaration



**Affidavit cum declaration of MR. HARSHAD R SETH
Authorized signatory of SP ASSOCIATES for the project ARCUS
COURT YARD situated at Near T.P. 24/B, F.P. 43, Besides
Shantiniketan Residency, Bhayli, Vadodara-391410**

I HARSHAD R SETH authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

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.

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 allottees.

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

Deponent



Harshad R Seth



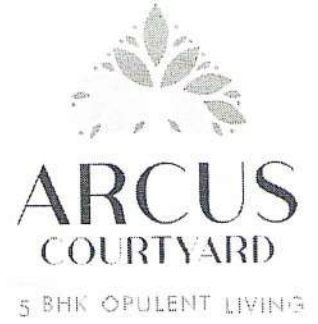
BEFORE ME

V S Shinde
VIJAY S. SHINDE
NOTARY (Govt. of India)

11 2 NOV 2021

DEVELOPERS

S.P. ASSOCIATES



08/09/2021

To,
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar – 382010

Dear Sir,

We authorise **MR. HARSHAD R SHETH** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

1. CHIRAG SHAH

:

Chirag Shah

2. HARSHAD R SHETH

:

Harshad R Sheth

3. JIGNESH SHAH

:

Jignesh Shah

Authority Accepted by:

HARSHAD R SHETH

:

S P ASSOCIATES

Harshad R Sheth

PARTNERS