

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

IN-GJ59661419055472U

17-May-2022 06:45 PM

IMPACC (AC)/ gj13295911/ RAJKOT/ GJ-RA

SUBIN-GJGJ1329591150999857134739U

KISHORBHAI SAMATBHAI DANGAR

Article 5(h) Agreement (not otherwise provided for)

AFFIDAVITE CUM DECLARATION

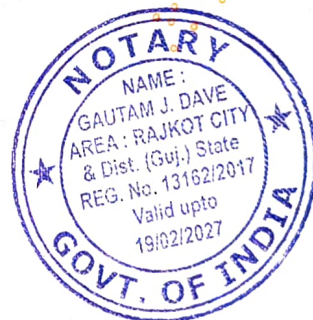
0
(Zero)

TULSI HEAVEN

Not Applicable

TULSI HEAVEN

300
(Three Hundred only)

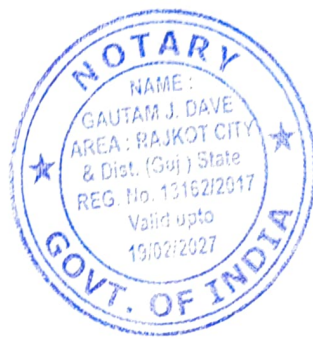
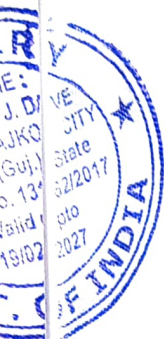


JD 0003387009

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

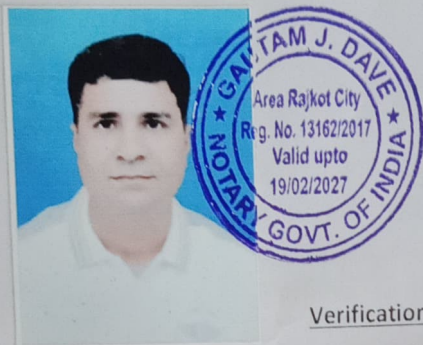
Affidavit cum Declaration of Mr./Ms. **Kishorbhai S Dangar**, partner of **Tulsi Heaven**, promoter/duly authorized by the promoter of project **Tulsi Commercial**, vide its/his/her/their authorization dated **14.04.2022**.

I, **Kishorbhai S Dangar**, partner of **Tulsi Heaven**, promoter of **Tulsi Commercial**, 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 **Tulsi Commercial** is proposed;
2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is **31.12.2023**.
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

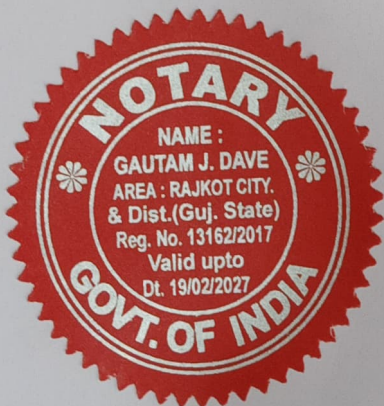
Tulsi Heaven
K.S. Dangar
Partners

(Kishorbhai S Dangar)

Deponent

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 Rajkot on this 16th day of May '2022.



Tulsi Heaven
K.S. Dangar
Partners

(Kishorbhai S Dangar)

Deponent

Solemnly affirmed before me by
Kishorbhai Samantbhai
Dangar (Self) who is
 Identified by Shri. 6490 9404 9957
 Advocate who is personally known to
 me on this 17 day of 05 2022

G. J. Dave
G. J. Dave
NOTARY



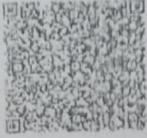
Page No. 1-42
 Serial No. 632
 Receipt No. 632
 Date 17/5/2022



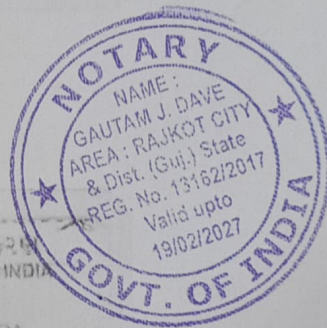

ભારત સરકાર
GOVERNMENT OF INDIA
કાંગર કિશોર સામંતભાઈ
Dangar Kishor Samantbhai
જન્મનું વર્ષ / Year of Birth : 1986
પુરુષ / Male



6490 9404 9957



આધાર - સામાન્ય માણસનો અધિકાર




ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
શ્રી ચામુંડા નિવાસ, ૮ - રોયલ
પાર્ક, કાલાવડ રોડ, રાજકોટ,
ગુજરાત, ૩૬૦૦૦૫

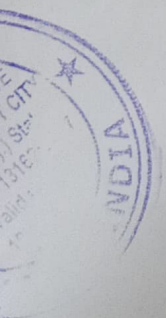
Address:
SHREE CHAMUNDA
NIVAS, 8 - ROYAL PARK,
KALAWAD ROAD, Rajkot,
Rajkot Sau Uni Area,
Gujarat, 360005

1947
1800 120 1947

help@uidai.gov.in

www.uidai.gov.in

2013 EoA No. 1947,
Bangalore-560 001

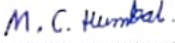


TULSI HEAVEN

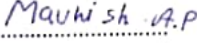
Ghanteshwar Survey No 101, Crystal City Main Road, New 150 Feet Ring Road, Rajkot-360006

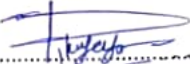
AUTHORITY LETTER

This letter is to authorize the partner Tulsi Heaven, Kishorbbhai S Dangar to execute the process of registration of Project – Tulsi Commercial with Gujarat RERA and to sign and submit all documents to the concerned government authorities on behalf of the firm and all other processes associated with the same.


.....
(Mayur C Humbal)


.....
(Kishorbbhai S Dangar)

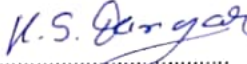

.....
(Maunish A Pithadiya)


.....
(Rameshbhai H Vasoya)

Acceptance

I, Kishorbbhai S Dangar, partner of Tulsi Heaven do hereby accept the authority given to me by the firm for registration of the project Tulsi Commercial with Gujarat RERA and all other process associated with the same.

Date: 14/04/2022
Place: Rajkot

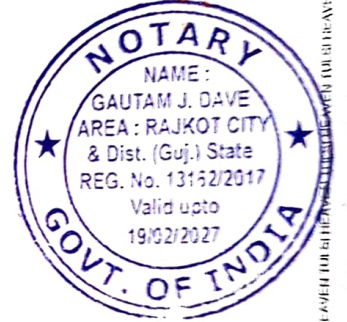

.....
(Kishorbbhai S Dangar)



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ28194448165696U
Certificate Issued Date : 15-Sep-2022 01:14 PM
Account Reference : IMPACC (AC)/ gj13295911/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1329591185968999777058U
Purchased by : JYOTISH RAJYGURU
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : TULSI HEAVEN
Second Party : Not Applicable
Stamp Duty Paid By : TULSI HEAVEN
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ28194448165696U

0010561561

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

Affidavit cum declaration of Mr. Kishorbhai Samatbhai Dangar promoter of the project **Tulsi Commercial** situated at T.P. No :- 36/3, R. S. No. :- 101, F.P. No. :- 35/P, O.P. No. :- 35, Plot No:- 1/24, village Ghanteshwar Taluka Rajkot District Rajkot.

I **Kishorbhai Samatbhai Dangar** promoter of the proposed 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 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.

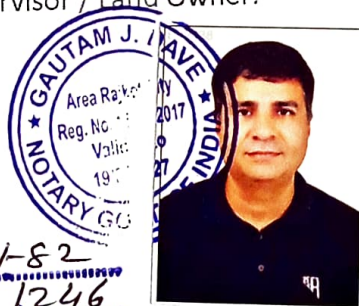
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

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

Place: Rajkot

Date: 15/09/2022

Page No.182
Serial No.1246
Receipt No.1246
Date15-9-2022



Tulsi Heaven
K. S. Dangar
Partners

Kishorbhai Samatbhai Dangar

Deponent



Solemnly affirmed before me by
Kishorbhai Samatbhai Dangar (self) who is
Identified by Shri. *6490 9404 9957*
Advocate who is personally known to
me on this *15* day of *9* 202*2*

G. J. Dave
G. J. Dave
NOTARY



ભારત સરકાર
GOVERNMENT OF INDIA
ડાંગર કિશોર સમીતિના
Dangar Kishor Samiti
જન્મનું વર્ષ / Year of Birth : 1986
પુરુષ / Male



6490 9404 9957

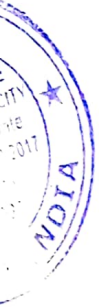
આધાર - સામાન્ય માણસનો અધિકાર



સરનામું:
શ્રી ચામુંડા નિવાસ, ૩ - રોયલ
પાર્ક, કાલાવડ રોડ, રાજકોટ,
ગુજરાત, ૩૬૦૦૦૬

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકાર
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
SHREE CHAMUNDA
NIVAS, 3 - ROYAL PARK,
KALAWAD ROAD, Rajkot,
Rajkot Sau. Unit Area,
Gujarat, 360006



NAME OF WORK

REVISID COM. BUILDING PLAN

OWNERS

TULSI HEAVEN PARTNER'S
MAYUR CHANDUBHAI HUMBAI,
KISHOR SAMATBHAI DANGAR,
MAUNISH ASHOKBHAI PITTHIYA AND
RAMESHBHAI HARJIBHAI VASOYA

TYPE OF CONST. FRAME STUCTURE

T.P. S. NO.

36/8(GHANTESHVAR

FP. NO. 36P

OP. NO. 35

PLOT NO.

1/24

SR. NO.:

101

VILLAGE

GHANTESHVAR

WARD NO.:

9

LOCATION

GHANTESHVAR, TAL & DIST : RAJKOT.

AREA TABLE :-

PLOT AREA = 749.82 SQ. MT.

OWNER:-

Tulsi Heaven
N. S. Dangar
Partners

MERCANTILE-1

ENGINEER

ST. ENGINEER

BHARGAVA CAJERA

Shree Bhagwan Complex,
2, Despara,
Kothariya Road, RAJKOT
R.M.G. Lic. No. A-140

AUTHORITY :-

ADJ. PLOT NO. 1/15 TO 1/23

7.50 MT WIDE MAINROAD

12.00 MT WIDE T.P. MAINROAD

R.M.C. SEWER LINE

R.M.C. SEWER LINE

BORE WELL

ST.

6.00

19.75

9.64

5.18

12.15

4.09

10.34

2.49

38.21

8.79

13.12

7.94

4.48

47.21

41.22

21.71

6.40

19.75

47.96

6.00

SITE PLAN

SCALE:- 1:100