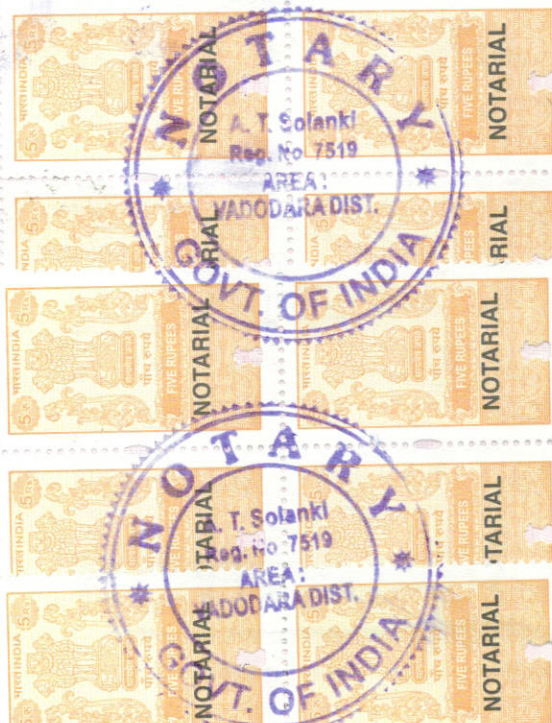




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ40574487922719S
Certificate Issued Date : 17-Sep-2020 01:37 PM
Account Reference : IMPACC (CA)/ gj13197506/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1319750619219913027048S
Purchased by : M S DEVELOPERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT FOR FORM-B
Consideration Price (Rs.) : 0
(Zero)
First Party : M S DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : M S DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0004576846

Statutory Alert:

1. The authenticity of this is available on the website.
2. The onus of checking the details is on the purchaser.
3. In case of any discrepancy in the details on this Certificate and as

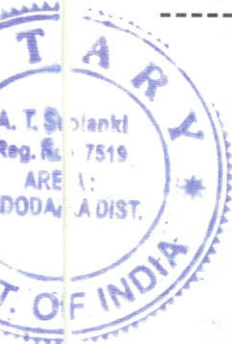
FORM 'B'

[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 **Sanjay Balvantbhai Shah**
duly authorized by promoter (M S Developers) of the Project
Name: DARSHANAM CROSSROAD R.S No.- 333/3/paiki-1,334/paiki-
1,334/paiki-1/paiki, F.P. No., Area of plot: 3853.74
(Sq.Mt.), T.P.Scheme No.-, Village Name. DANTESHWAR, Taluka.
VADODARA, Authority Name. Vadodara Municiple Corporation,
District. VADODARA, Vide Its / his/ their Authorized Dated:
15/09/2020;



Affidavit cum Declaration of **Sanjay Balvantbhai Shah**, duly
authorized by the promoter of the promoter of the proposed
project, vide its/his/their authorization dated 15/09/2020;

I, **Sanjay Balvantbhai Shah** duly authorized by the
promoter of the proposed project do hereby solemnly
declare, undertake and state as under:

1. That promoter has a legal title to the land on which
the Development of the project is proposed
2. That the said land is free from all encumbrances.

OR

~~That details of encumbrances _____
including details of any right title, interest or name
of any party in or over such land, along with details.~~

87382

3. That the time period within which the project shall be completed by me/promoter is 31/12/2024,
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 for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawal 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 of the project.



8/3/20

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.

SBS

Deponent

Verification

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

Verify by me at Vadodara on this 16th September, 2020,

SBS

Deponent.

Date : 16/09/2020

Place : Vadodara



know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whom identity
before you. *[Signature]*



ATTESTED

Attn 18/9/2020

**A. T. SOLANKI
NOTARY, VADODARA**

Regd. No. 10153
Date 18/09/2020
A. T. SOLANKI
NOTARY VADODARA



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ40569306801732S
Certificate Issued Date : 17-Sep-2020 01:34 PM
Account Reference : IMPACC (CA)/ gj13197506/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1319750619208729281687S
Purchased by : M S DEVELOPERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT FOR DRAINAGE DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : M S DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : M S DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Statutory Alert:

1. The authenticity of this Star available on the website re
2. The onus of checking the l
3. In case of any discrepancy

by in the details on this Certificate and as

LA 0004576844

Affidavit Cum Declaration

Affidavit cum declaration of **Mr. Sanjay Balvanbhai Shah** authorised signatory of **M S Developers** for the project **Darshanam Crossroad** situated at Somatalav.

I **Sanjay Balvanbhai Shah** authorized 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.

OR

Our project **Darshanam Crossroad** is in the Vadodara Municipal Commissioner area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of (Authority name) VMC. with prior permission of VMC (Authority name) prior to giving possession to allottees.

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.



Signature of Deponent

Deponent



I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom I identify before you.

ATTESTED

Attested by Notary
A. T. SOLANKI
NOTARY, VADODARA

Declaration

Affidavit cum Declaration of Mr. Sanjay Balvantbhai Shah
Promoter/Duly authorized signatory of M S Developers for
Project Darshanam Crossroad at revenue survey no. .
333/3/paiki-1, 334/paiki-1, 334/paiki-1/paiki-1, Moje-Somatalav,
Ta. Vadodara, Dist. Vadodara.

I Sanjay Balvantbhai Shah authorized Signatory by the
promoter M S Developers do hereby solemnly declare, undertake
and state that,

I have submitted an application for RERA
registration vide Acknowledgement No (Applied) for my
above mentioned project.

In the submitted Plans (approved by competent authority)
are not Showing RERA Carpet area. But the form - 3
submitted by me as prepared by chartered
accountant Mr. Jigar R Shah is showing RERA Carpet area,
which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay
RERA registration fees as per carpet area vide notification
no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If
any shortfall remains in fees as per form - 3 carpet area
calculation, I/We are bound to pay the same.



Promotor



(Sanjay B Shah)