

Certificate No.

IN-GJ48251741426021V

Certificate Issued Date

25-Sep-2023 07:13 PM

Account Reference

IMPACC (CA)/ gj13369906/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference

SUBIN-GJGJ1336990620791878983459V

Purchased by

RAHUL GHANASHYAMBHAI PRAJAPATI

Description of Document

Article 14 Bond

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

KINJAL CHANDRAKANT PATEL

Second Party

Not Applicable

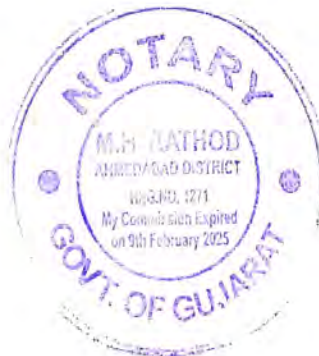
Stamp Duty Paid By

KINJAL CHANDRAKANT PATEL

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



IRD

0018374006

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)1]

Serial... 854/23 /2023

MH Roothoo

Notary

Affidavit cum Declaration

26 SEP 2023

Affidavit cum Declaration of Mr. Kinjia Chandrakant Patel promoter of the proposed project and duly authorized Signatory and partner of Regalia Buildcon the proposed project, Regalia Orane (Regalia Orane, Survey No. 544/B, Nr. VIP Road, B/h Northview Flat, Nr. LDR School, South Bopal-Ghuma, Ahmedabad - 380058), vide his authorization dated 29th June, 2021.

F.P.No. 18/1 to the North F.P.No. 21 to the South 18 Mtr TP Road to the East F.P.No. 19 to the West of Division T.P.S.No. 3 (Ghuma), Final Plot no. 18/2, Block/Survey No. 544/B village Ghuma, taluka Daskroi, District Ahmedabad, PIN 380058 admeasuring 2074 sq.mts. area being developed by Regalia Buildcon.

I, Kinjia Chandrakant Patel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 Land Owner[(1)Chandrakant Ambalal Patel (2) Bhavnaaben Chandrakant Patel (3) Kinjalkumar Chandrakant Patel (4) Amritaben Hardik Patel] have a legal title to the land on which the development of the proposed project Regalia Orane 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 Firm availed project loan of Rs.1,90,00,000/- (Rupees One Crore Ninety lakhs only) from Gujarat Ambuja Co-Op Bank Ltd and mortgage was executed in favour of the said bank, which was duly registered with Sub-Registrar, Ahmedabad-9(Bopal) on 13/01/2023 under serial no.635 and the said loan repaid on 02/08/2023 and release deed registered with Sub-Registrar, Ahmedabad-9(Bopal) on 08/08/2023 under serial no. 13375. And then firm has taken project loan of Rs.10,00,00,000/- (Rupees Ten Crore Only) from Sarvoday Commercial Co-Op Bank Ltd, Mehsana and mortgage was executed in favour of the said bank, which was duly registered with the Sub-Registrar, Ahmedabad-9 (Bopal) on 08/08/2023 under Serial No. 13367.
3. That the time period within which the project shall be completed by me/promoter is 31st Dec, 2025.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account



BEFORE ME

M. H. Rathod
M. H. RATHOD
NOTARY
GOVT. OF GUJARAT
26 SEP 2023



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 utilised 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.



Mr. Kinjal Chandrakant Patel

Deponent

Regalia Buildcon

Partner

Verification

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

26 SEP 2023

Verify by me at _____ on this _____ day of _____

Deponent

Regalia Buildcon

Partner