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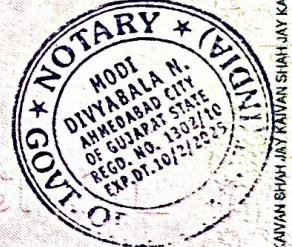


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

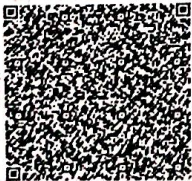
₹300

Certificate No. : IN-GJ37503414978057V
Certificate Issued Date : 05-Sep-2023 03:26 PM
Account Reference : IMPACC (AC)/ gj13023211/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1302321199695712908356V
Purchased by : JAY.KAIVAN SHAH
Description of Document : Article 4 Affidavit
Description : Affidavit
Consideration Price (Rs.) : 0
(Zero)
First Party : JAY KAIVAN SHAH
Second Party : Not Applicable
Stamp Duty Paid By : JAY KAIVAN SHAH
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Sr.No. 2237 Dt. 5 / 9 / 2023

DIVYABALA N. MODI
NOTARY
GOVT. OF GUJARAT



₹300

IN-GJ37503414978057V

IE

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclilestamp.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. Jay Kaivan Shah promoter /duly authorized by the promoter of Aditya Exotica (Name of proposed project), vide its/his/her/their authorization dated 20/04/2023.

I, Jay Kaivan Shah promoter/duly authorized by the promoter of Aditya Exotica (ADITYARATNA ENTERPRISE LLP) (Name of the proposed project) 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 Aditya Exotica (Name of the proposed project) is proposed;

OR

_____ have/has a legal title to the land on which the development of _____ (Name 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. the said land is free from all encumbrances.

OR

details of encumbrances _____ 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 36 months (30/09/2023).
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.


Deponent

Verification

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

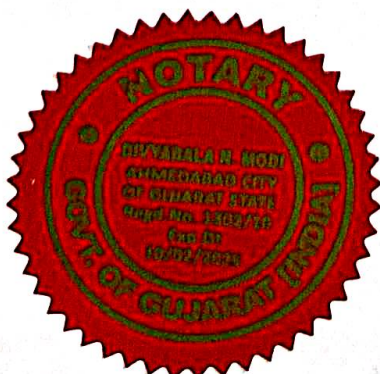
Verify by me at Ahmedabad on this 22nd Day of June 2023.


Deponent



SOLEMNLY AFFIRMED
BEFORE ME

DIVYABALA N. MODI
NOTARY
GOVT. OF GUJARAT



Notary
Stamp



5 SEP 2023



ભારતીય વિશિષ્ટ ઓળખપત્ર પરિશદ
Unique Identification Authority of India

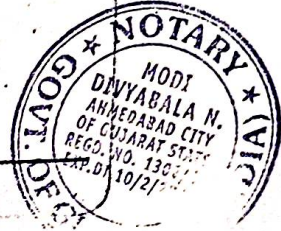
જય શહ
Jay Shah
જન્મ તારીખ/DOB: 04/03/2000
પુરુષ/ MALE

2133 1479 0879
VID : 9118 8902 2111 2679

મારી આધાર, મારી ઓળખ

Issue Date: 13/1/2014

આધાર



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ભારતીય વિશિષ્ટ ઓળખપત્ર પરિશદ
Unique Identification Authority of India

સરનામું :
S/O: શહ કૈવાન, 41, શરદાનગર સેકસયટી, ન્યૂ વિકાસ ગ્રુહ
સેડ, પલડી, અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380007

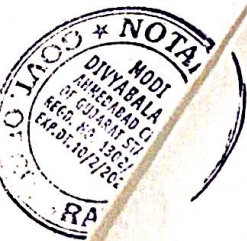
Address:
S/O: Shah Kaivan, 41, shardanagar society,
new vikash gruh road, paldi, Ahmedabad City,
Ahmedabad,
Gujarat - 380007

2133 1479 0879
VID : 9118 8902 2111 2679

1947 | help@uidai.gov.in | www.uidai.gov.in

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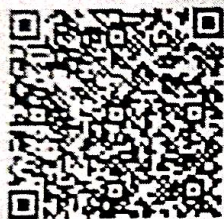




आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JVUPS7572F

नाम / Name
JAY SHAH

पिता का नाम / Father's Name
KAIVAN SHAH

जन्म की तारीख / Date of Birth
04/03/2000

हस्ताक्षर / Signature



12032018



h.d.



AdityaRatna Enterprise LLP

Reg Off: 41, Sharda Nagar, Nr New Vikas Gruh Road, Paldi, Ahmedabad 380007
Email : gaurav@adityaratna.com Web: www.adityaratna.com

Contact +919173114534 LLP ID : ABA 7622 GST No:24ABXFA9694A1ZZ

TO WHOMSOEVER IT MAY CONCERN

Authority Letter

Dear Sir/Madam,

We all the Partners of M/s ADITYARATNA ENTERPRISE LLP hereby confirm & declare that either Jay Kaivan Shah, Gaurav Vinodchandra Shah, Vishrut Tushar Shah Or Darshan Ashokbhai Sheth any one of the partners is authorized to issue and sign Allotment letters, Costing Letters, Money Receipts, Agreement to sell, Sale deed, submission of plan pass or any relevant documents in Gandhinagar Urban Development Authority(GUDA) and Gandhinagar Municipal Corporation. In addition to that, to sign all the relevant documents related to Real Estate Regulatory Authority (RERA). In addition to that, to sign all the relevant documents related to Uttar Gujarat Vij Company Limited (UGVCL) to get the connection. In addition to that to sign all documents in respect of Sale Deed, to modify, to cancel, to alter, to draw, approve the sale deed, Rectification Deed, Declaration and/or any other documents relating to such conveyance deed and present the said for the registration and admit the execution of such document/s before the appropriate authority/Sub-Registrar for its registration/execution on behalf of our Firm "ADITYARATNA ENTERPRISE LLP"

Authorized Signatory and Accepted By:

1. Jay kaivan Shah

.....

2. Gaurav Vinodchandra Shah

.....

3. Vishrut Tushar Shah

.....

4. Darshan Ashokbhai Sheth

.....

For COMBINE REALTY PVT.LTD

Partners Signature:

.....

(Vinodchandra Mafatlal Shah)

.....

(Paxal Hasmukhbhai Shah)

.....

(Shilpa Tushar Shah)

.....
Director

(M/s. Combine Realty Private Limited)

.....

(Aagam Ashvinkumar Shah)

.....

(Manali Jain)

Date: 20/04/23

Place: Ahmedabad

For COMBINE REALTY PVT.LTD

.....
Director