



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ47072583561067S
Certificate Issued Date : 29-Sep-2020 06:03 PM **30 SEP 2020**
Account Reference : IMPACC (SV)/ gj13015904/ PALANPUR/ GJ-BK
Unique Doc. Reference : SUBIN-GJGJ1301590432038780330530S
Purchased by : LAXMICHANDBHAI MAGANBHAI HAJIPURA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : LAXMICHANDBHAI MAGANBHAI HAJIPURA
Second Party : NIL
Stamp Duty Paid By : LAXMICHANDBHAI MAGANBHAI HAJIPURA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



30 SEP 2020



LB 0010159986

Statutory Note:

1. The authenticity of this Stamp certificate should be verified at www.sholestamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The duty of checking the legitimacy is on the users of the certificate.
4. 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 LAXMICHANDBHAI MAGANBHAI PATEL, -promoter /duly authorized by M/s ADITYA BUILDSHAPE, Prop. Of M/s ADITYA BUILDSHAPE and the promoter of "ADITYA HEIGHTS- PHASE-I" (Name of proposed project), vide its/his/her/their authorization dated 29.07.2020

I, LAXMICHANDBHAI MAGANBHAI PATEL, promoter/duly authorized by M/s ADITYA BUILDSHAPE, Prop. Of M/s ADITYA BUILDSHAPE and the promoter of "ADITYA HEIGHTS- PHASE-I" (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 the Project - "ADITYA HEIGHTS- PHASE-I" is proposed;

or

~~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.~~



30 SEP 2020

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.



30 SEP 2020



9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

महोदय
Deponent

LAXMICHANDBHAI MAGANBHAI PATEL, promoter /duly authorized by M/s ADITYA BUILDSHAPE , Prop. Of M/s ADITYA BUILDSHAPE and the promoter of "ADITYA HEIGHTS- PHASE-I"

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 on this 29th Day of September , 2020

महोदय
Deponent

LAXMICHANDBHAI MAGANBHAI PATEL promoter /duly authorized by M/s ADITYA BUILDSHAPE, Prop. Of M/s ADITYA BUILDSHAPE and the promoter of "ADITYA HEIGHTS- PHASE-I"



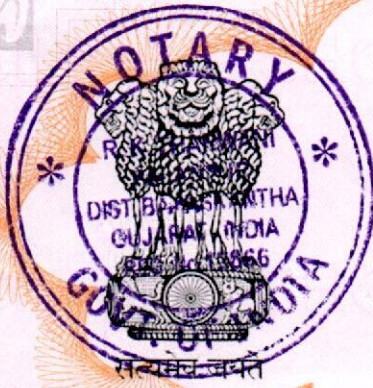
Serial No. 4723 2020

SOLEMNLY AFFIRMED
BEFORE ME

Tejpal Singh R. Chavda

GOVT. OF INDIA
M- 99264 66685

30 SEP 2020



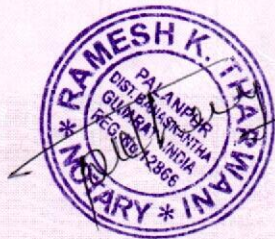
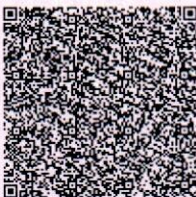
INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Serial No. 1199
Book No. 11
Page No. 158
Date : 16 SEP 2020

Certificate No. : IN-GJ14333309710232S
Certificate Issued Date : 20-Jul-2020 12:58 PM
Account Reference : IMPACC (SV)/ gj13015504/ PALANPUR/ GJ-BK
Unique Doc. Reference : SUBIN-GJGJ1301550467376937597089S
Purchased by : ADITYA BUILDSHAPE PALANPUR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : ADITYA BUILDSHAPE PALANPUR
Second Party : Not Applicable
Stamp Duty Paid By : ADITYA BUILDSHAPE PALANPUR
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



16 SEP 2020



LB 0006897517

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shclstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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3. In case of any discrepancy please inform the Competent Authority.



Warning

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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

000682515



Affidavit Cum Declaration

Date : 29.07.2020

Affidavit cum declaration of **Laxmichandbhai Maganbhai Patel**, Promoter/**Authorized signatory** of **M/s ADITYA BUILDSHAPE**, the **promoter** of the project "**ADITYA HEIGHTS- PHASE-I**" situated at R. S. No. 1355 (Old R.S. No.-802+803+804+805/1/1) AT & TA. Palanpur, Dist.- Banaskantha, Gujarat-385001

I **Laxmichandbhai Maganbhai Patel**, Promoter/**Authorized signatory** of proposed project- "**ADITYA HEIGHTS- PHASE-I**", Prop. of **M/s ADITYA BUILDSHAPE**, the **promoter** of the project- "**ADITYA HEIGHTS- PHASE-I**", 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 "**ADITYA HEIGHTS- PHASE-I**" is in the **PALANPUR municipal corporation area**. There exists drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of PALANPUR municipal corporation with prior permission of PALANPUR municipal corporation 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.

Deponent

Laxmichandbhai Maganbhai Patel

Promoter/**Authorized signatory** of **M/s ADITYA BUILDSHAPE**, the **promoter** of the project "**ADITYA HEIGHTS- PHASE-I**"

Place: Palanpur

BEFORE ME
[Signature]
RAMESH K. THARWANI
NOTARY (GOVT. OF INDIA)
219, Rajmahal Bungalows, Aburoda highway,
Palanpur-385001, Dist. B.N. (Gujarat)

16 SEP 2020

