

To,
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar – 382010

Dear Sir,

We authorise **MR. RUSHI R. PATEL** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

1. Kaumil G. Patel	:	<u>પટેલ કામિલ. જી</u>
2. Vinod R. Patel	:	<u>વિનોદ. રમણ. પટેલ</u>
3. Vikash R. Patel	:	<u>વિકાશ રમણ. પટેલ</u>
4. Rushi R. Patel	:	<u></u>
5. Jayshree H. Patel	:	<u>J.H. Patel</u>

Authority Accepted by:

RUSHI R. PATEL

:

For KD REALTY



Partner



सत्यमेव जयते

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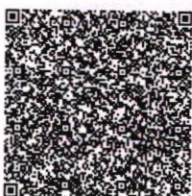
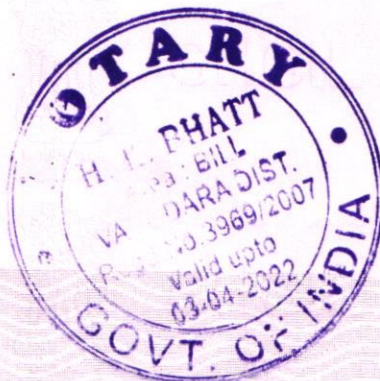
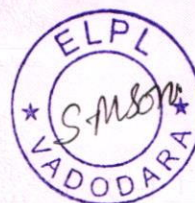
Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 34

Date: 17/7/2021

Certificate No. : IN-GJ61161782108818T
Certificate Issued Date : 15-Jun-2021 11:09 AM
Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1058067280052336T
Purchased by : PATEL KUNJAL MANOJBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : KD REALTY
Second Party : PATEL RUSHI RAKESHBHAI
Stamp Duty Paid By : KD REALTY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0009453899

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))

Affidavit cum Declaration

Affidavit cum Declaration of **MR. RUSHI R. PATEL** promoter /duly authorized by the promoter of "**KD MILLENNIA**", situated T.P. 1, F.P. 4, Bill Vadodara - 390021 Tehsil & District - Vadodara, State – Gujarat Vide its/his/her/their authorization dated **01/07/2021**

I, **MR. RUSHI R. PATEL** promoter/duly authorized by the promoter of "**KD REALTY**" do hereby solemnly declare, undertake and state as under that;

I/we have a legal title to the land on which the development of "**KD MILLENNIA**" is proposed;

OR

"**KD REALTY**" have/has a legal title to the land on which the development of "**KD MILLENNIA**" 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 encumbrance's NA 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 **31/12/2025**

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.



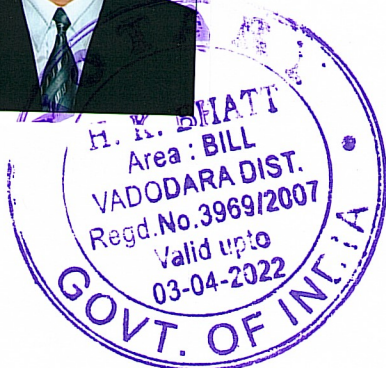
For Deponent **KD REALTY**

[Signature]
MR. RUSHI R. PATEL
(Authorized Partner of KD REALTY)

VERIFICATION

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

Verify by me at VADODARA on this 17th day of July, 2021.



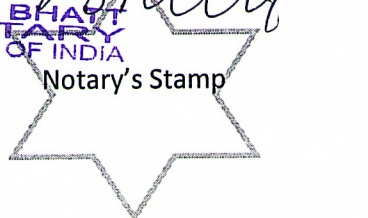
For Deponent **KD REALTY**

[Signature]
MR. RUSHI R. PATEL
(Authorized Partner of KD REALTY)

Solemnly Affirmed/Declared
Sworn Before me by *[Signature]*

H. K. BHATT
NOTARY
GOVT. OF INDIA

Notary's Stamp





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Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 35

Date: 17/7/2021

Certificate No. : IN-GJ61159464966809T
Certificate Issued Date : 15-Jun-2021 11:08 AM
Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJELIMP1058062236164724T
Purchased by : PATEL KUNJAL MANOJBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : KD REALTY
Second Party : PATEL RUSHI RAKESHBHAI
Stamp Duty Paid By : KD REALTY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0009453898

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Affidavit cum Declaration

Affidavit cum declaration of Mr. RUSHI R PATEL Authorized signatory of KD REALTY for the project "KD MILLENNIA", situated at F.P. No. 04, T.P. No. 1, Bill, Vadodara-390021.

I RUSHI R PATEL authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

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.

We further undertake that 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.

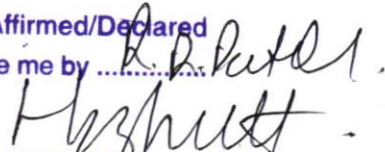
For KD REALTY


Partner

Deponent



Solemnly Affirmed/Declared
Sworn Before me by


H. K. BHATT
NOTARY
GOVT. OF INDIA



सत्यमेव जयते

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Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 33

Date: 17/07/2021

Certificate No. : IN-GJ61156301477011T

Certificate Issued Date : 15-Jun-2021 11:06 AM

Account Reference : IMPACC (FI)/ gjelimp10/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1058055987666170T

Purchased by : PATEL KUNJAL MANOJBHAI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : KD REALTY

Second Party : PATEL RUSHI RAKESHBHAI

Stamp Duty Paid By : KD REALTY

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0009453897

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Affidavit

Affidavit cum declaration of Mr. **Rushi R Patel** Promoter / Duly authorized Signatory of KD REALTY for Project KD Millennia at TP 1 FP 4 Bill Ta: Vadodara Dist. Vadodara.

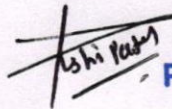
I Rushi R Patel authorized Signatory by the promoter KD REALTY do hereby solemnly declare, undertake and state that,

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

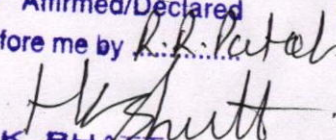
In the submitted plans (approved by competent authority) are not showing RERA Carpet area. But the form - 3 submitted by me as prepared by chartered accountant Mr. Lalitkumar Raithatha (M.No:119278) is showing RERA carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/8/2019 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.

For KD REALTY

 Partner



Solemnly Affirmed/Declared
Sworn Before me by 

H. K. BHATT
NOTARY
GOVT. OF INDIA

