



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ41255653142916S

Certificate Issued Date : 18-Sep-2020 02:48 PM

Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAAJA0336/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJCSCEG0720560387148111S

Purchased by : SACHIN BHARATBHAI PATEL

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

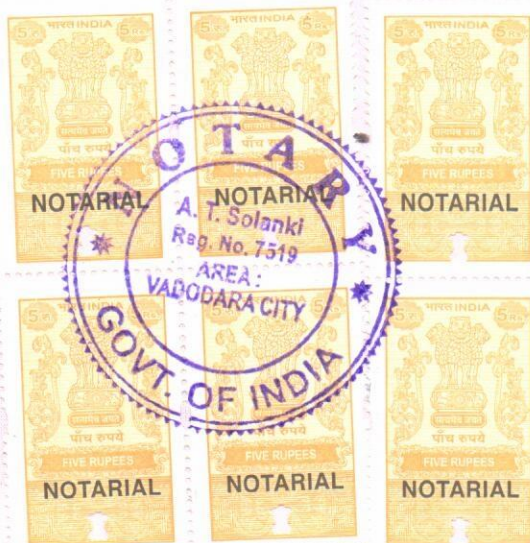
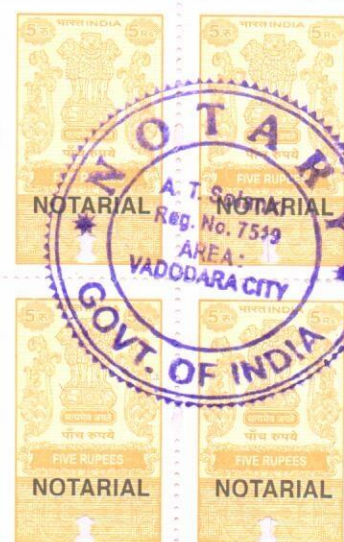
First Party : SACHIN BHARATBHAI PATEL

Second Party : Not Applicable

Stamp Duty Paid By : SACHIN BHARATBHAI PATEL

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

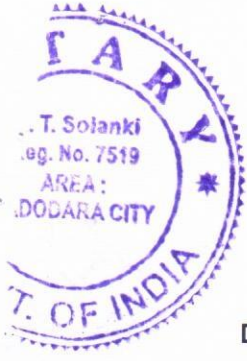
Regd.No.: 10 165
Date : 18/09/2020
A. T. SOLANKI
NOTARY, VADODARA



LB 0005875216

Statutory Alert:

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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 **SACHIN BHARATBHAI PATEL** promoter of the project /duly authorized by the promoter **ARUMA REALTY** Project Name: "**ARUMA PARK**", C.N. No/CTS No./F P No **52**, T P No **01**, Bill Area of Plot: **6894.80 (Sq.Mt.)**, Village **BILL**, Taluka **BILL**, Authority Name **VUDA**, District **VADODARA**. vide its/his/their authorization dated ; **16/09/2020**

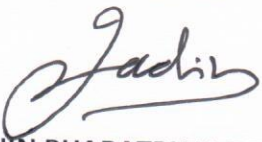
Affidavit cum Declaration of **SACHIN BHARATBHAI PATEL** promoter of the project **ARUMA PARK** duly authorized by the promoter **ARUMA REALTY** of the project, vide its/his/their authorization dated **16/09/2020**,

I, **SACHIN BHARATBHAI PATEL** promoter of the project duly authorized by the promoter **ARUMA REALTY** of the project do hereby solemnly declare, undertake and state as under:

1. That **Dilipbhai Ghanshyambhai Patel & Bhaveshkumar Ghanshyambhai Patel** promoter have/has legal title to the land on which the development of the project is proposed.
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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31/12/2025**.
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 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 utilized 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.


SACHIN BHARATBHAI PATEL

Verification

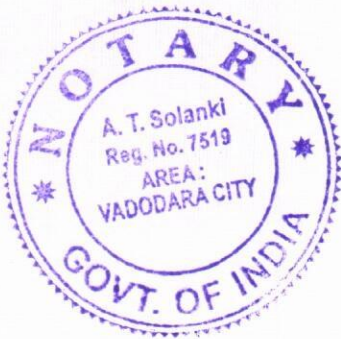


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verify by me at VADODARA on this 18th day of September, 2020



SACHIN BHARATBHAI PATEL



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

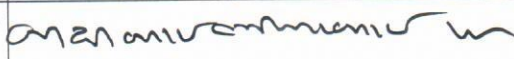
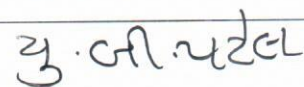
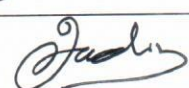
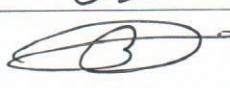
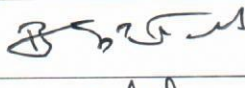
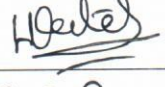
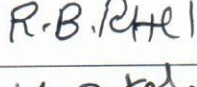
ATTESTED


A. T. SOLANKI
NOTARY, VADODARA

AUTHORITY LETTER

TO WHOM SO EVER IT MAY BE CONCERN

We Undersign partners of **ARUMA REALTY** do hereby authorize ^{Sachin Patel}.....to act on behalf of us in the process of registration under **Real Estate (Regulation and development) Act, 2016 & ROF & GST**. He is also authorized to sign any document/declaration and appear in any place required in the said act on the behalf of the firm.

Sr No.	Partner name	Signature
1	BHARATBHAI BHIKHABHAI PATEL	
2	URMILABEN BHARTBHAI PATEL	
3	SACHIN BHARATBHAI PATEL	
4	DEVENDRA RATIBHAI PATEL	
5	DILIPBHAI GANSHYAMBHAI PATEL	
6	BHAVESHBHAI GANSHYAMBHAI PATEL	
7	HEMABEN DILIPBHAI PATEL	
8	RINABEN BHAVESHBHAI PATEL	
9	KRUNAL VUJAYBHAI PATEL	

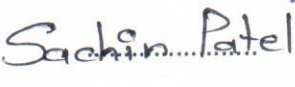
Place: Vadodara

Date: 16/09/2020

ACCEPTANCE

I undersigned do hereby declare that I am duly qualified and I accept the Authority.

SIGNATURE:

 **ARUMA REALTY**
 **PARTNER**

Site : Aruma Park, Next to Silchar Company Near Architect Collage, Bill, Vadodara -391410.

E-mail : arumarealty@gmail.com, Moble: 9924058506, 9924528457



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ41256481484939S

Certificate Issued Date : 18-Sep-2020 02:49 PM

Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAAJA0336/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJCSCEG0720557485782557S

Purchased by : SACHIN BHARATBHAI PATEL

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

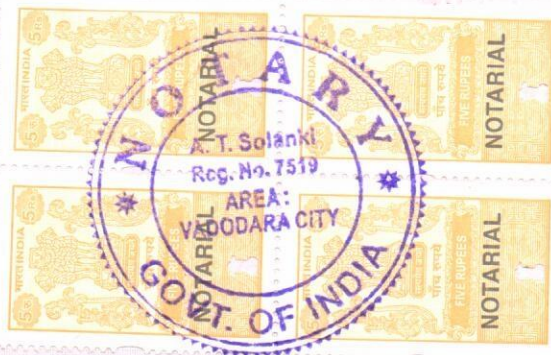
First Party : SACHIN BHARATBHAI PATEL

Second Party : Not Applicable

Stamp Duty Paid By : SACHIN BHARATBHAI PATEL

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

Regd.No.: 10166
Date: 18/09/2020
A. T. SOLANKI
NOTARY, VADODARA



LB 0005875215

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **SACHIN BHARATBHAI PATEL** promoter of the project /duly authorized by the promoter **ARUMA REALTY** project **ARUMA PARK**/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16/09/2020;

I, **SACHIN BHARATBHAI PATEL** promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

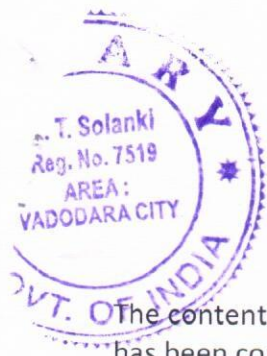
1. We have entered into an agreement with **Dilipbhai Ghanshyambhai Patel & Bhaveshkumar Ghanshyambhai Patel** by way of registered Development agreement Registered on date 26th May, 2020 at sub Registrar office **AKOTA** to develop the land bearing F P No 52, T P No 01 of **BILL** Village/City (said land);
2. That **Dilipbhai Ghanshyambhai Patel & Bhaveshkumar Ghanshyambhai Patel** have/has a legal title to the land on which the development 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I/we will abide by all the conditions of the Development and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.
4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

SACHIN BHARATBHAI PATEL

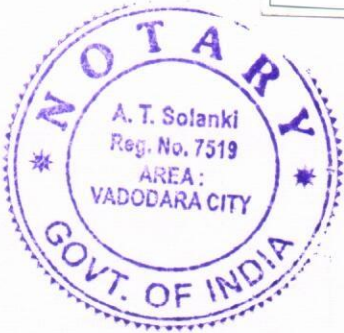


Verification

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

Verify by me at VADODARA on this 18th day of September, 2020.

SACHIN BHARATBHAI PATEL



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

ATTESTED
18/9/20
A. T. SOLANKI
NOTARY, VADODARA

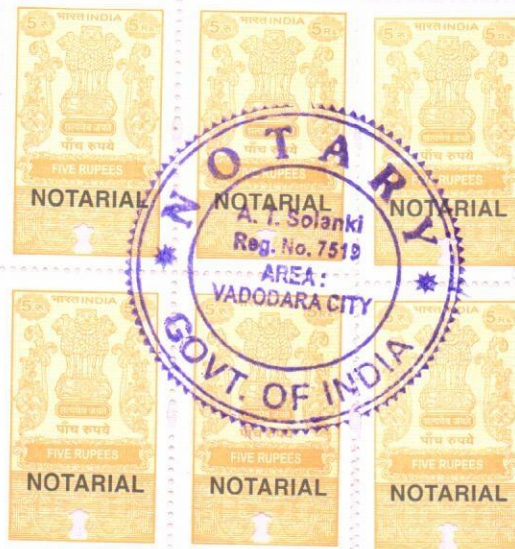
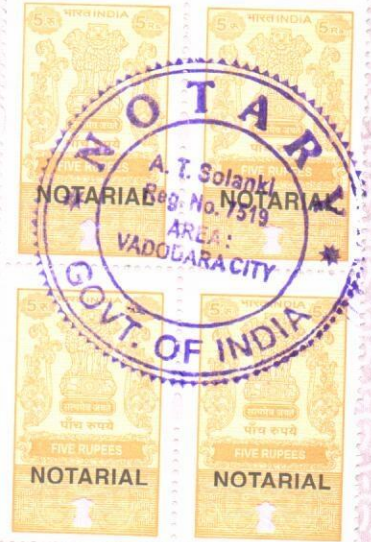


सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No. : IN-GJ41254775917351S
Certificate Issued Date : 18-Sep-2020 02:47 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-BAAJA0336/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJCSCEG0720562137782121S
Purchased by : SACHIN BHARATBHAI PATEL
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SACHIN BHARATBHAI PATEL
Second Party : Not Applicable
Stamp Duty Paid By : SACHIN BHARATBHAI PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd.No.: 10164
Date: 18/09/2020
A. T. SOLANKI
NOTARY, VADODARA



LB 0005875217

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FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) **SACHIN BHARATBHAI PATEL** promoter of the project /duly authorized by the promoter **ARUMA REALTY** Project Name: "ARUMA PARK", C.N. No/CTS No./F P No 52, T P No 01, Bill Area of Plot: 6894.80 (Sq.Mt.), Village BILL, Taluka BILL, Authority Name VUDA, District VADODARA. vide its/his/their authorization dated ; 16/09/2020

AND

- 2) **Mr./Ms. Dilipbhai Ghanshyambhai Patel & Bhaveshkumar Ghanshyambhai Patel** owner of the project land

We,

- 1) **SACHIN BHARATBHAI PATEL** promoter of the proposed project / duly authorized by the promoter **SHREEJI ASSOCIATES** of the proposed project **AURO AASTHA**,

AND

- 2) **Dilipbhai Ghanshyambhai Patel & Bhaveshkumar Ghanshyambhai Patel** owner of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement Registered on date **26th May, 2020** at sub Registrar office **AKOTA** to develop the land bearing **F P No 52, T P No 01** of **BILL** Village/City (said land);

B. That **Dilipbhai Ghanshyambhai Patel & Bhaveshkumar Ghanshyambhai Patel** has a legal title to the land on which the development 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

C. That, we will abide by all the conditions of the Development and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, arrangement by way of registered development agreement between the undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

[Signature]

Deponent: 1) SACHIN BHARATBHAI PATEL



[Signature]

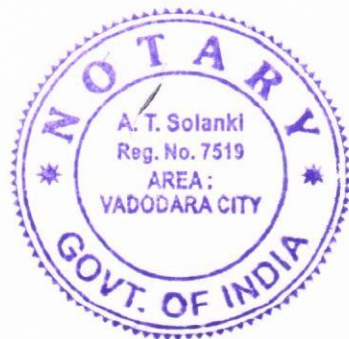
2) DILIPBHAI GHANSHYAMBHAI PATEL



PATEL

[Signature]

3) BHAVESHKUMAR GHANSHYAMBHAI



Verification

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

Verify by us at VADODARA on this ^{18th} day of September, 2020.

[Signature]

Deponent: 1) SACHIN BHARATBHAI PATEL

[Signature]

2) DILIPBHAI GHANSHYAMBHAI PATEL

[Signature]

3) BHAVESHKUMAR GHANSHYAMBHAI

PATEL

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

ATTESTED

09th 18/9/20

A. T. SOLANKI
NOTARY, VADODARA