

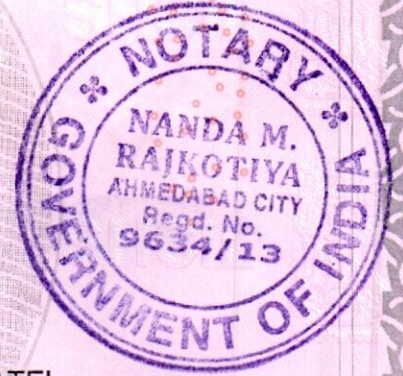


सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ52791527059737T
Certificate Issued Date : 11-Nov-2021 12:16 PM
Account Reference : IMPACC (AC)/ gj13186711/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318671139807895774320T
Purchased by : MAHADEV DEVELOPERS
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MAHADEV DEVELOPERS
Second Party : BHAVESHBHAI RAMESHBHAI PATEL
Stamp Duty Paid By : MAHADEV DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



SR.NO: 36800/2021

NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA
11 NOV 2021



KC 0019486767

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)]

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 **Shri Bhaveshbhai Rameshbhai Patel**, partner/duly authorized by the promoter of firm **Aeon Plaza (Mahadev Developers)**, the partners of the proposed project, vide their authorization dated 11th November, 2021;

I, **Bhaveshbhai Rameshbhai Patel**, promoter/duly authorized by all the promoter/partners of the proposed project **Aeon Plaza (Mahadev Developers)**, (R.S. No. 629/1, Sub Plot No. 1/B, F.P. No. 62/2, TPS No. 80, Near Tirth Residency, Opp. Aradhana Sky, Vatva Lambha Road, Vatva, Ahmedabad - 382440), do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project **Aeon Plaza (Mahadev Developers)** is proposed:

OR

Promoter has a legal title to the land on which the development **Aeon Plaza (Mahadev Developers)** 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 promoters 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 promoter is 31st December, 2025.
4. That seventy per cent of the amounts realised by 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

B. R. Patel

Deponent

Verification

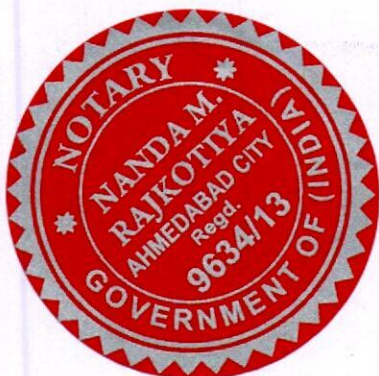
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Ahmedabad on this 11th day of November, 2021.



B. R. Patel

Deponent



SIGNED
BEFORE ME
[Signature]
NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA
11 NOV 2021

MAHADEV DEVELOPERS

Date: 11-11-2020

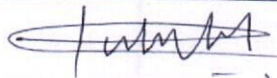
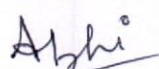
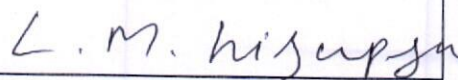
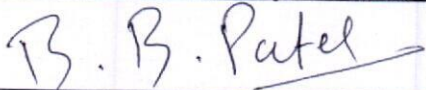
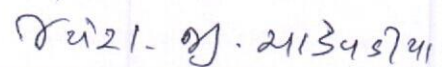
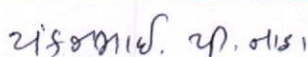
To,
The Designated Officer,
Gujarat Real Estate Regulatory Authority,
Ahmedabad

Sub: Authorised person for all matters relating to the Real Estate (Regulation and Development) Act, 2016

We the partners of **Mahadev Developers** hereby give authority to our partner **Shri Bhaveshbhai Rameshbhai Patel** to make application, sign documents, furnish information and carry-out all activities in relation to the Real Estate (Regulation and Development) Act, 2016 on behalf of our firm.

Yours faithfully,

Persons giving authority

Sl. No.	Name of partner	Signature
1.	Mahendrakumar K Thakkar	
2.	Abhi R Kathiriya	
3	Love M Hirpara	
4	Bhavinbhai B Patel	
5	Jayeshkumar G Patel	
6	Pankajbhai P Nada	

MAHADEV DEVELOPERS

7	Krunal H Patel	<i>Krunal</i>
8	Ravindrakumar P Patel	<i>Ravindrakumar P Patel</i>
9	Hiteshkumar M Patel	<i>Hiteshkumar M Patel</i>
10	Bhagirathsingh R Jadeja	<i>B Jadeja</i>

Person accepting authority

Sl. No.	Name of partner	Signature
1.	Bhavesbhai R Patel	<i>B. R. Patel</i>