

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Regd.No.: 15185
Date: 28/12/2020
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. IN-GJ86040867934410S
Certificate Issued Date 28-Dec-2020 01:36 PM
Account Reference CSCACC (GV)/ gjcsceg07/ GJ-BAAJA0336/ GJ-BA
Unique Doc. Reference SUBIN-GJGJCSCEG0709124557493782S
Purchased by RITESH M DESAI
Description of Document Article 5(h) Agreement (not otherwise provided for)
Description AFFIDAVIT CUM DELCARATION
Consideration Price (Rs.) 0
(Zero)
First Party SHIV REALITY
Second Party Not Applicable
Stamp Duty Paid By SHIV REALITY
Stamp Duty Amount(Rs.) 300
(Three Hundred only)



0009589082

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 Patel Mitesh Sureshbhai**, Promoter of project, duly authorized by promoter of the Project Name **Aashray Greens** developed by **Shiv Reality** at Revenue Survey No-, T.P.No-04, F.P No.182 Block no 362/A and 362/B of Village - Bhayali, Taluka-Vadodara District Vadodara-391410 vide his authorized dated 10-12-2020

I, Mr. Patel Mitesh Sureshbhai, duly authorized by the promoter of the proposed project: Aashray Greens, developed by Shiv Reality do hereby solemnly declare, undertake and state as under:

1. That I/We have 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 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 is 31-12-2024.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

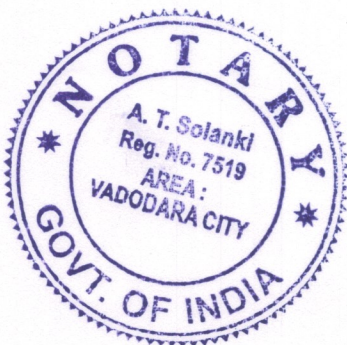

Deponent

Verification

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

Verified by me at Vadodara on this _____ day of _____.


Deponent



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

Am 28/12/2020

A. T. SOLANKI
NOTARY VADODARA



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd.No.: 15184
Date: 28/12/2020
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. : IN-GJ86039396935035S

Certificate Issued Date : 28-Dec-2020 01:35 PM

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

Unique Doc. Reference : SUBIN-GJGJCSCEG0709128524345047S

Purchased by : RITESH M DESAI

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

Description : AFFIDAVIT CUM DECLARATION

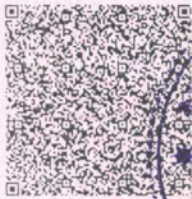
Consideration Price (Rs.) : 0
(Zero)

First Party : SHIV REALITY

Second Party : Not Applicable

Stamp Duty Paid By : SHIV REALITY

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



0009589083



- Affidavit Cum Declaration

Affidavit cum declaration of Patel Mitesh Sureshbhai authorized signatory of Shiv Reality for the project Aashray Greens Situated at bearing Revenue Survey No 415 ,T.P.No- 4, F.P No.-182 Block no 362/A and 362/B, of Village- Bhayli Taluka- Vadodara-391410 District-Vadodara.

I Patel Mitesh Sureshbhai authorized signatory of proposed project duly authorized by the promoter of the project, 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.

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



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

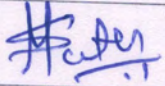
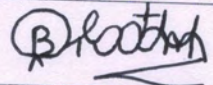
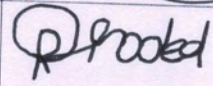
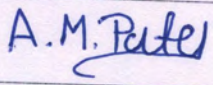
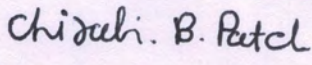
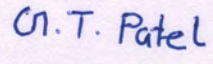
ATTESTED

28/12/2020

Declaration for Authorized Signatory

We, all registered partners of the Firm M/s. Miteshbhai S Patel hereby mutually agreed and unanimously affirm and declare that Miteshbhai S Patel Partner of the firm to act as an Authorized Signatory for the said firm for which application for registration is being filed under the RERA Act.

Mitesh S Patel, Partner of the Firm is authorized to sign all the necessary Applications, Undertakings and such other documents as may be necessary for RERA Application on behalf of the Firm. All his actions in relation to this business will be binding on us.

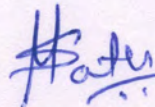
Sr. No.	Name	Signature
01.	Miteshbhai S Patel	
02.	Bhavinbhai G Patel	
03.	Dhavalbhai D Patel	
04.	Akshitaben M Patel	
05.	Chiraliben B Patel	
06.	Girishbhai T Patel	

Acceptance as an Authorized Signatory

I Mitesh S Patel hereby solemnly accord my acceptance to act as Authorized Signatory for the above referred business and all my acts shall be binding on the business.

Date: 10-12-2020

Place: Vadodara



Mitesh S Patel
Partner