



IN-GJ82315470905924V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ82315470905924V

Certificate Issued Date : 12-Jun-2023 12:22 PM

Account Reference : IMPACC (CS)/ gj13325119/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1332511990753922392954V

Purchased by : KUNDANKUMAR BABULAL PATEL

Description of Document : Article 14 Bond

Description : AFFIDAVIT CUM DECLARATION

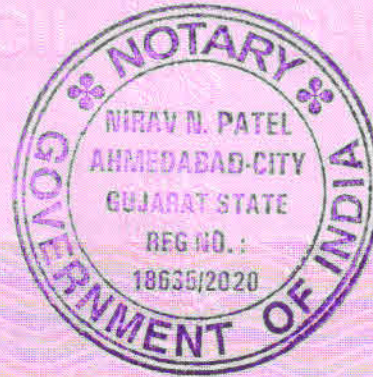
Consideration Price (Rs.) : 0
(Zero)

First Party : KUNDANKUMAR BABULAL PATEL

Second Party : Not Applicable

Stamp Duty Paid By : KUNDANKUMAR BABULAL PATEL

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



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.

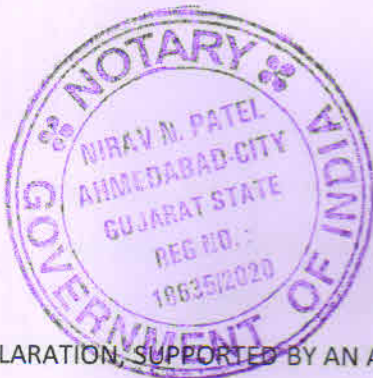
IE 0009717903



- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



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. KUNDANKUMAR BABULAL PATEL** promoter /duly authorized by the promoter of "**DREAM VIANNA**" of DREAM DEVELOPERS. vide its/his/her/their authorization dated **31/05/2023**.

I, **Mr. KUNDANKUMAR BABULAL PATEL** promoter/duly authorized by the promoter of "**DREAM VIANNA**" do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development "**DREAM VIANNA**" (Name of the proposed project) is proposed;

OR

I/WE have/has a legal title to the land on which the development of _____ 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 encumbrances _____ 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 **31/12/2027**.
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.

For, DREAM DEVELOPERS

[Signature]

PARTNER

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.

Mr. KUNDANKUMAR BABULAL PATEL

Deponent

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 Ahmedabad on this 12 JUN 2023 day of

Sr. No. 230/2023
ATTESTED BY ME

N. Patel
NIRAV N. PATEL
NOTARY
GOVT. OF INDIA
12 JUN 2023

Mr. KUNDANKUMAR BABULAL PATEL

Deponent





भारत सरकार



आधार

भारतीय विशिष्ट ओળખाણ प्राधिकरण

भारत सरकार

Unique Identification Authority of India

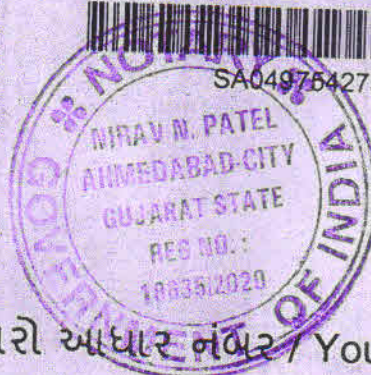
नोधणीनी ओળખ / Enrollment No 1067/04190/13960

To,
પટેલ કુંદનકુમાર બાબુલાલ
Patel Kundankumar Babulal
E-302
Asthaa Homes
Near Cims Hospital Science City Road
Sola
Sola Daskroi Ahmedabad
Gujarat 380060
9722236346

Ref: 842 / 09N / 172600 / 172707 / P



SA049754275FT



તમારો આધાર નંબર / Your Aadhaar No. :

9012 0191 6381

મારો આધાર, મારી ઓળખ



ભારત સરકાર

Government of India



પટેલ કુંદનકુમાર બાબુલાલ
Patel Kundankumar Babulal
જન્મ તારીખ / DOB : 29/01/1980
પુરુષ / Male



9012 0191 6381

મારો આધાર, મારી ઓળખ

DREAM DEVELOPERS

AUTHORITY LETTER

We being the Partners of M/s. Dream Developers, a Partnership Firm hereby give full authority to one of the partner of the partnership Firm : Name : Mr .KUNDANKUMAR BABULAL PATEL, to execute, sing, present , acknowledge and admit the Agreement, Plans, documents related to Development of land. Multipurpose Use Non Agriculture Land Bearing Final Plot No.192/1 admeasuring about 4502 sq. MTRS.as per the opinion dtd .12.04.2022, issued by Town Planning Officer. Nagar Niyojak - 1 Ahmedabad (Allotted in lieu of Block No 126 admeasuring about :9004 Sq.MTRS) of Town Planning Scheme No 301 (Bhadaj-Hebatpur .Shilaj) (S .ence Park) situated, lying and at Moje Taluka Hebatpur,Ghatlodia.in :he Registration District of Ahmedabad and Sub District of Ahmedabad -9 (Bopal) in the interest of the Partnership Firm

Date _____ 2022

Ahmedabad

I Accept:

For .M/s .Dream Developers



Partner

(Mr. Hemal Rameshbhai Patel)

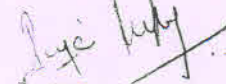
For . M/s. Dream Developers



Partner

(Mr. Gauravkumar Dilipkumar Patel)

For .M/s.Dream Developers



Partner

Mr Raja Dilipkumar Patel)

For .M/s .Dream Developers



Partner

(Mr.Rameshbhai Narandas Patel)

For .M/s .Dream Developers



Partner

(Mr.Kundankumar Babulal Patel)

For .M/s .Dream Developers



Partner

(Mr Deven Jayantibhai Patel)

For .M/s .Dream Developers



Partner

(Mr.Kiran Vishanubhai Patel)



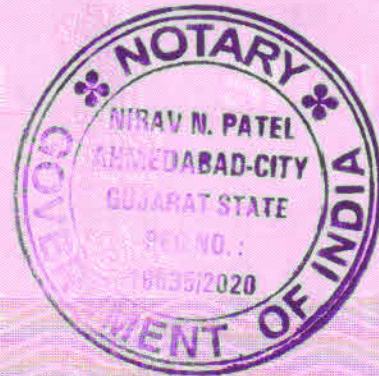
IN-GJ92483575027243V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ92483575027243V
Certificate Issued Date : 27-Jun-2023 11:35 AM
Account Reference : IMPACC (CS)/ gj13325119/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1332511910864592543654V
Purchased by : KUNDANKUMAR B PATEL
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KUNDANKUMAR B PATEL
Second Party : Not Applicable
Stamp Duty Paid By : KUNDANKUMAR B PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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IE 0010215263

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- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.



સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration of **Shri Kundankumar B Patel**, partner/duly authorized by the promoter of firm **DREAM DEVELOPERS (DREAM VIANNA)**, the partners of the proposed project;

I, **Shri Kundankumar B Patel**, promoter/duly authorized by all the promoter/partners of the proposed project **DREAM DEVELOPERS (DREAM VIANNA)**, **F.P.192/1, T.P.301 (BHADAJ-HEBATPUR-SHILAJ, MOJE HEBATPUR)**, **R. S No. 126 Village- HEBATPUR, Taluka-GHATLODIYA, Dist. AHMEDABAD**, do hereby solemnly declare, undertake and state as under:

We will sell the units approved against TDR FSI only after informing such allottees about the conditions of approving authority that construction of these units will be carried out only after the BU permission of the Project from which TDR FSI is received.



Verification

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

27 JUN 2023

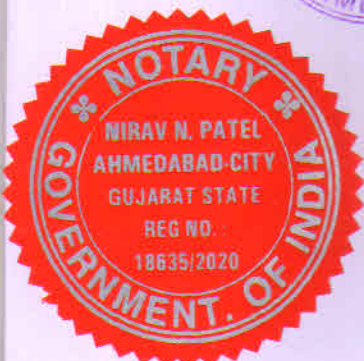
Verify by me at Ahmedabad on this day of June, 2023.



For, **DREAM DEVELOPERS**

PARTNER

Kundankumar B Patel



**Sr. No. 258- /2023
ATTESTED BY ME**

**NIRAV N. PATEL
NOTARY
GOVT. OF INDIA**



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1067/04190/13960

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મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



પટેલ કુંદનકુમાર બાબુલાલ
Patel Kundankumar Babulal
જન્મ તારીખ / DOB : 29/01/1980
પુરુષ / Male



9012 0191 6381

મારો આધાર, મારી ઓળખ