



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Base Certificate No. : IN-GJ11624654418390S

Certificate No. : IN-GJ11629821498206S

Certificate Issued Date : 14-Jul-2020 11:48 AM

Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1313440462053940611212S

Purchased by : HIREN CHHAGANBHAI PATEL

Description of Document : Article 4 Affidavit

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : ALDEA CREATORS

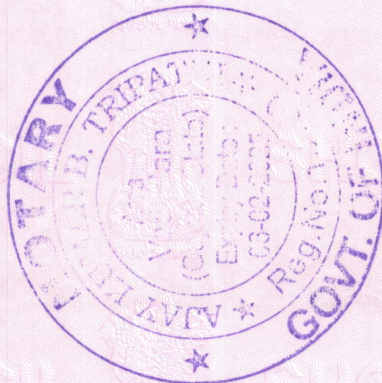
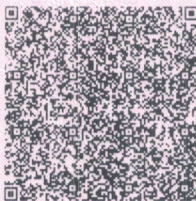
Second Party : Not Applicable

Stamp Duty Paid By : ALDEA CREATORS

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

Regd. No.: 2172

Date: 2/9/2020



LB0001467543

Statutory Alert

The authenticity of the Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as mentioned on the website renders it invalid. The responsibility of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr HIREN PATEL** promoter /duly authorized by the promoter of **"ALDEA PRIMERO"**, situated Behind Utopian Corner, New Alkapuri, Ankodiya-Khanpur T.P.-2, Vadodara - 391101 Tehsil & District - Vadodara, State – Gujarat Vide its/his/her/their authorization dated **02/09/2020**

I, **HIREN PATEL** promoter/duly authorized by the promoter of **"ALDEA CREATORS"** do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **"ALDEA PRIMERO"** is proposed;

OR

"ALDEA CREATORS" have/has a legal title to the land on which the development of **"ALDEA PRIMERO"** 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 **30/06/2023**
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

Aldea Creators

Hiren Patel
Partner

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.

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Deponent

H.C. Patel

Partner

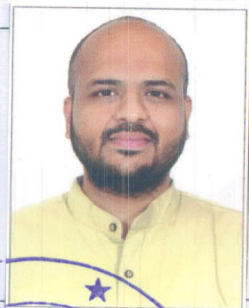
HIREN PATEL

(Authorized Partner of ALDEA CREATORS)

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 02nd day of **SEPTEMBER, 2020**.



Solemnly Affirmed/Declared
Sworn Before me by

Ajay Tripathi
A. B. TRIPATHI
NOTARY (Govt. of India)

Aldea Creators

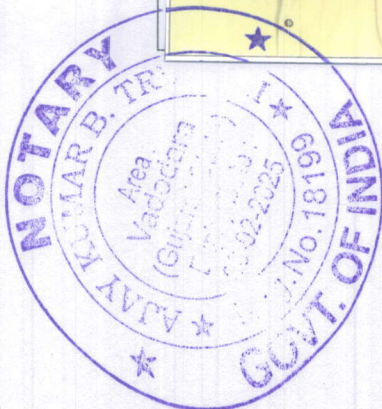
Deponent

H.C. Patel

Partner

HIREN PATEL

(Authorized Partner of ALDEA CREATORS)

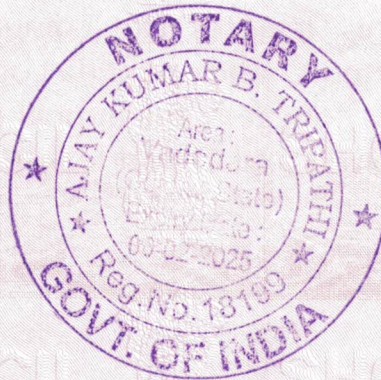
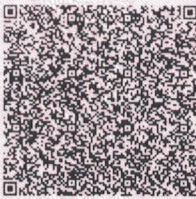
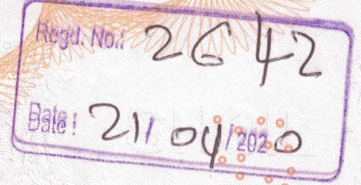




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Affidavit cum Declaration

Affidavit cum declaration of Mr. HIREN PATEL Authorized signatory of ALDEA CREATORS for the project ALDEA PRIMERO situated at Behind Utopian Corner, New Alkapuri, Ankodiya-Khanpur T.P.-2, Vadodara.

I HIREN 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.

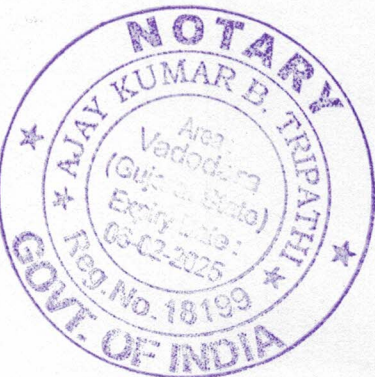
Solemnly Affirmed/Declared
Sworn Before me by

A. B. TRIPATHI
NOTARY (Govt. of India)

Aldea Creators

H.C. Patel
Partner

Deponent



Date: 02/09/2020

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

Dear Sir,

We authorise **MR. HIREN 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. HIREN PATEL

:

H.c. Patel

2. KUNAL TANNA

:

Kunal Tanna

3. ANURAG BEGWANI

:

Anurag Begwani

Authority Accepted by:

HIREN PATEL

:

Aldea Creators

H.c. Patel

Partner