



# SHREE SAVYA REALTY LLP

607/608 SARVA SIGNATURE, NR. DREAM UPSCALE, NR. NILAMBER CIRCLE,  
GOTRI VASNA ROAD, VADODARA - 390007 - GUJARAT

6358 748 747

Date: 09/07/2021

## TO WHOMSOEVER IT MAY CONCERN

=====

We the undersigned Partners of **M/S. SHREE SAVYA REALTY LLP**, Situated at 607/608, Sarva Sign, Gotri-Vasna, Near Dream Upscale, Vadodara – 390 012, Revenue Survey No.: 63 (Block no.: 28), Village: Bhayli T.P.-2, Vadodara, hereby authorize **MR. KIRTIKUMAR MAGANLAL KALARIA (Partner)** to act on our behalf in all manners relating to application for Real Estate Project **"THE SOLITAIRE"** according to Gujarat Real Estate Regulatory Act, 2016 including Signing, Submitting, Declaring or Other Proceedings in accordance with all matters relating to Gujarat RERA.

Any acts carried out by **MR. KIRTIKUMAR MAGANLAL KALARIA** on our behalf shall have the same effect as acts of our own.

Thanking you,

Sincerely,

For on behalf of all Partners

**M/S. SHREE SAVYA REALTY LLP**

**PARTNERS:**

01) JITESHKUMAR KARSANDAS PATEL

02) KIRTIKUMAR MAGANLAL KALARIA

*[Signature of Jiteshkumar Karsandas Patel]*  
*[Signature of Kirtikumar Maganlal Kalaria]*



**SAVYA**  
Realty is Life

# SHREE SAVYA REALTY LLP

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03) MANISH KARSANDAS PATEL

*Manish Patel*

04) KUSH JITESH GHODASARA

*Kush*

05) LUV MANISH GHODASARA

*Luv*

06) HIREN MANSHUKHLAL JOBANPUTRA

*Hiren Manishkhlal*

07) SHIRISHKUMAR HIRJIBHAI JAVIYA

*Shirishkumar Hirjibhai*

08) PRAVINKUMAR HIRJIBHAI JAVIYA

*Pravinkumar Hirjibhai*

09) VARSHA KIRTIKUMAR KALARIA

*Varsha Kirti*

10) JANKI KIRTI KALARIA

*Janki*

11) ASHAY P GANDHI

*Ashay P*

12) RITABEN GANDHI

*Ritaben*

13) RAVIRAJ AJAYSINH MAHIDA

*Raviraj*

14) NOELLE RAVIRAL MAHIDA

*Noelle*



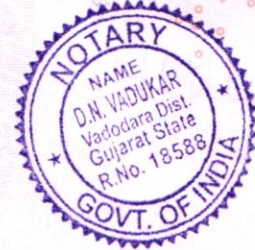
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

Certificate No. : IN-GJ75875343981042T  
Certificate Issued Date : 20-Dec-2021 05:37 PM  
Account Reference : IMPACC (AC)/ gj13273611/ BARODA/ GJ-BA  
Unique Doc. Reference : SUBIN-GJGJ1327361185543955473760T  
Purchased by : KIRTIKUMAR M KALARIA  
Description of Document : Article 14 Bond  
Description : AFFIDAVIT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHREE SAVYA REALTY LLP  
Second Party : Not Applicable  
Stamp Duty Paid By : SHREE SAVYA REALTY LLP  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)

Regd. No. : 1546

Dtaa : 21/12/2021



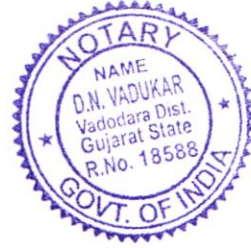
KC 0017202663

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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))**



**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. KIRTIKUMAR MAGANLAL KALARIA** promoter /duly authorized by the promoter of project "**THE SOLITAIRE**" to be set up at: **Survey No. 75,76 AND 77, F.P.NO.-28, T.P.NO.-02 Bhayli, Nearby-The Arrows, Sant Kabir Road, AT-Bhayli, Vadodara-391410, and State - Gujarat** Vide its/his/her/their authorization dated **09/07/2021**

I, **Mr. KIRTIKUMAR MAGANLAL KALARIA** promoter/duly authorized by the promoter of "**M/S. SHREE SAVYA REALTY LLP**" 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 "**THE SOLITAIRE**" is proposed;

OR

**"M/S. SHREE SAVYA REALTY LLP** "have/has a legal title to the land on which the development of" **THE SOLITAIRE**" 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 **30/06/2025**
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.



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.

**Deponent**

**Mr. KIRTIKUMAR MAGANLAL KALARIA**

**SHREE SAVYA REALTY LLP**

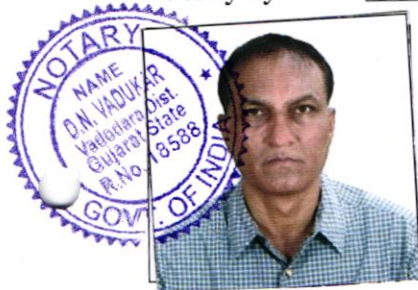
*K. Kalaria*  
**PARTNER**

**(Authorized Partner of "M/S. SHREE SAVYA REALTY LLP")**

**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 21<sup>st</sup> day of DEC., 2021



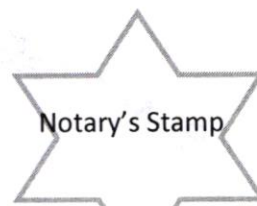
**SHREE SAVYA REALTY LLP**

**Deponent**

*K. Kalaria*  
**PARTNER**

**Mr. KIRTIKUMAR MAGANLAL KALARIA**

**(Authorized Partner of "M/S. SHREE SAVYA REALTY LLP")**



Notary's Stamp

Solemnly Affirmed /Declared  
Sworn Before me by *K. M. Kalaria*

*Dipakkumar N. Vadukar*  
**NOTARY**

21/12/2021



सत्यमेव जयते

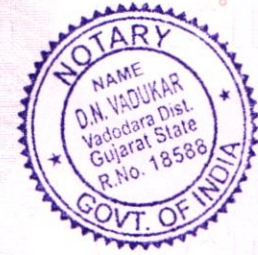
# INDIA NON JUDICIAL Government of Gujarat

## Certificate of Stamp Duty

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Unique Doc. Reference : SUBIN-GJGJ1327361185536559732642T  
Purchased by : KIRTIKUMAR M KALARIA  
Description of Document : Article 14 Bond  
Description : AFFIDAVIT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SHREE SAVYA REALTY LLP  
Second Party : Not Applicable  
Stamp Duty Paid By : SHREE SAVYA REALTY LLP  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)

Regd. No. : 1545

Dtae : 21/12/2021



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3. In case of any discrepancy please inform the Competent Authority.

FORM B-I

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 Mr. Kirtikumar Maganlal Kalaria authorized by the promoter of the proposed project The Solitiare, vide their Authorization dated – 09/07/2021

I Kirtikumar Maganlal Kalaria 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 Mrs. Ruchita Priyankkumar Parikh and Mrs. Nalini Raju Bhai Parikh by way of registered Development agreement Registered on 12/08/2021 Agreement No: 14321 at sub-Registrar office Vadodara to develop the land bearing Revenue survey No. 75,76 and 77, FP 28,TP 2 Bhayli, Vadodara of said Land;

2. That Mrs. Ruchita Priyankkumar Parikh and Mrs. Nalini Raju Bhai Parikh 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 the promoter: The Solitaire for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

Those details of encumbrance **NONE** including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That we will abide by all the conditions of the Development agreement 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, we will be liable for fulfilment of our obligations under the Act towards the allottees of the units.

SHREE SAVYA REALTY LLP Deponent

*K Kalaria* Kirtikumar M. Kalaria

PARTNER (Shree savya Realty LLP)

**Verification**

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

**NOTARY**

Verify by me at Vadodara on this 21<sup>st</sup> day of Dec, 2021.

Deponent

SHREE SAVYA REALTY LLP

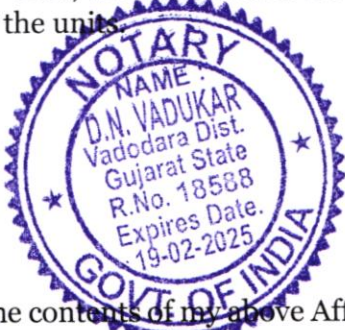
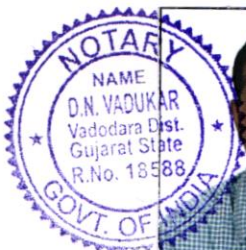
*K Kalaria* Kirtikumar M. Kalaria

(Shree savya Realty LLP)

Solemnly Affirmed /Declared  
Sworn Before me by *K.M. Kalaria* PARTNER

*Dipakkumar N Vadukar*  
NOTARY

21/12/2021





सत्यमेव जयते

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Government of Gujarat

Certificate of Stamp Duty

NO. : 1878

DATE: 21/12/2021

Certificate No.

IN-GJ75873585019103T

Certificate Issued Date

20-Dec-2021 05:35 PM

Account Reference

IMPACC (AC)/ gj13273611/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1327361185541179438043T

Purchased by

KIRTIKUMAR M KALARIA

Description of Document

Article 14 Bond

Description

AFFIDAVIT

Consideration Price (Rs.)

0

(Zero)

First Party

SHREE SAVYA REALTY LLP

Second Party

Not Applicable

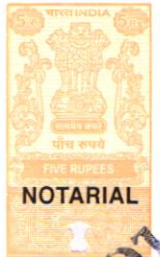
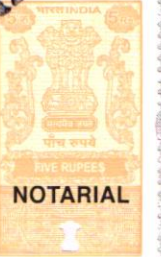
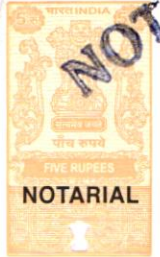
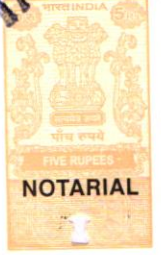
Stamp Duty Paid By

SHREE SAVYA REALTY LLP

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



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3. In case of any discrepancy please inform the Competent Authority.

## FORM B-II

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) Mr. Kirtikumar Maganlal Kalaria duly authorized by the promoter of the proposed project  
The Solitaire, vide its/his/their authorization dated -

And

2) Mrs. Ruchita Priyank Kumar Parikh and Mrs. Nalini Rajubhai Parikh Owner of project land

We, 1) Shree Savya Realty LLP – Represented by Authorised person Mr. Kirtikumar Maganlal  
Kalaria promoter of proposed project duly authorized by the promoter of the proposed project  
The Solitaire, AND 2) Mrs. Ruchita Priyankkumar Parikh and Mrs. Nalini Raju Bhai Parikh  
owner of the project land do hereby solemnly declare, undertake and state as under:

3) We have entered into registered Development agreement Registered on date 12/08/2021  
Agreement No. 14321 at sub-Registrar office Vadodara to develop the land bearing Revenue  
survey No. 75,76 and 77, FP:28,TP 2 Bhayli, Vadodara of said Land;

A. That Mrs. Ruchita Priyankkumar Parikh and Mrs. Nalini Raju Bhai Parikh 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 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.

OR

Those details of encumbrances **NONE** (specify the nature) including details of any rights, title,  
interest or name of any party in or over such land, is attached herewith.

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

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

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

SHREE SAVYA REALTY LLP Deponent

*K. Kalavir*

1. Promoter of Project

For Shree Savya Realty LLP

Mr. Kirtikumar Maganlal Kalaria

2. Land Owner

Mrs. Ruchita Priyankkumar Parikh

*R. Parikh*

Mrs. Nalini Raju Bhai Parikh

*Nalini R. Parikh*

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 21 th day of Dec, 2021.

NOTARY

Deponent

SHREE SAVYA REALTY LLP

*K. Kalavir*

1. Promoter of Project

For Shree Savya Realty LLP

Mr. Kirtikumar Maganlal Kalaria

2. Land Owner

Mrs. Ruchita Priyankkumar Parikh

*R. Parikh*

Mrs. Nalini Raju Bhai Parikh

*Nalini R. Parikh*



BEFORE ME  
*Janak Pancholi*  
21/12/2021  
JANAK PANCHOLI  
NOTARY