



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

38

Certificate No.

IN-GJ03399962167808T

Regd. No.: 1613

Date: 16/09/2021

Certificate Issued Date

14-Aug-2021 09:18 PM

Account Reference

IMPACC (AC)/ gj13273311/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1327331141955229501674T

Purchased by

DEEP PATEL

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

Not Applicable

Consideration Price (Rs.)

0
(Zero)

First Party

BHAVYA INFRASTRUCTURE

Second Party

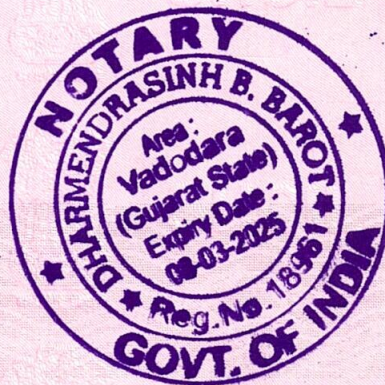
Not Applicable

Stamp Duty Paid By

BHAVYA INFRASTRUCTURE

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



KC 0007128358

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 rule3(4)]

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

Affidavit Cum Declaration

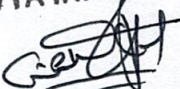
Affidavit cum Declaration of M/s. **BHAVYA INFRASTRUCTURE** (Promoter) of the proposed project **AATMIYA NEW COUNTY FLAT** situated at **R S No 334, 342, FP No 63, 70 TP 37 Village Makarpura, Besides Haveli Resi Cum Plaza, Makarpura Air Force Road, Makarpura, Vadodara 390010.**

Further Shri **VIPULBHAI H PATEL** has been duly authorized by all the partners of M/s. **BHAVYA INFRASTRUCTURE** (Promoter of the Proposed Project **AATMIYA NEW COUNTY FLAT**), vide their authorization letter dated **30/12/2018**;

I, Shri **VIPULBHAI H PATEL**, duly authorized by all the partners of the proposed project **AATMIYA NEW COUNTY FLAT** do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land is enclosed herewith.
2. That there are no encumbrances on the land proposed to be developed.
3. That the time period within which the project shall be completed by the Promoter is 31st Dec, 2025.
4. That seventy percent of the amounts realized by the 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 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 the 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 account 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.

BHAVYA INFRASTRUCTURE


Partner

Partner



8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

BHAVYA INFRASTRUCTURE

Partner
Signature & Seal

Partner

Verification

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

Verified by me on this 16 day of Sept. 2021



BHAVYA INFRASTRUCTURE

Partner
Signature & Seal

Partner



Solemnly Affirmed/Declared

Sworn Before me by Bhavya Infrastructure

D. B. BAROT
NOTARY (Govt. of India)

1610912021



सत्यमेव जयते

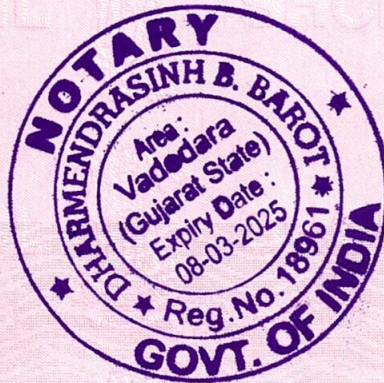
INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

44

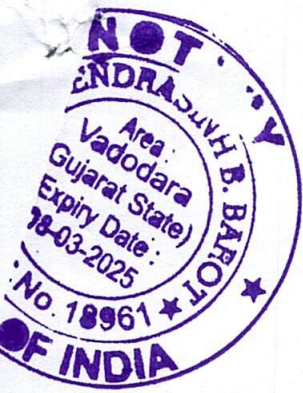
Certificate No.	: IN-GJ03399927411344T	Regd. No.: 1619
Certificate Issued Date	: 14-Aug-2021 09:10 PM	Date: 16/09/2021
Account Reference	: IMPACC (AC)/ gj13273311/ BARODA/ GJ-BA	
Unique Doc. Reference	: SUBIN-GJGJ1327331141954943809482T	
Purchased by	: DEEP PATEL	
Description of Document	: Article 5(h) Agreement (not otherwise provided for)	
Description	: Not Applicable	
Consideration Price (Rs.)	: 0 (Zero)	
First Party	: BHAVYA INFRASTRUCTURE	
Second Party	: Not Applicable	
Stamp Duty Paid By	: BHAVYA INFRASTRUCTURE	
Stamp Duty Amount(Rs.)	: 300 (Three Hundred only)	



KC 0007128343

Statutory Alert:

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

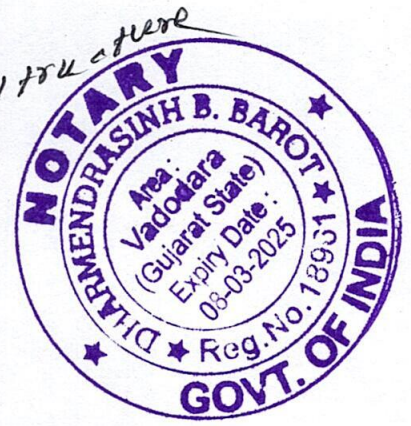


Solemnly Affirmed/Declared
Sworn Before me by *Bhavya Infrastructure*

DB
D. B. BAROT
NOTARY (Govt. of India)

1610912021

Affidavit Cum Declaration



Affidavit cum declaration of Mr. Vipulbhai H Patel authorised signatory of Bhavya Infrastructure (firm name) for the project Aatmiya New County Flat (project name) situated at R S NO 334 and 342 FP 63 and 70 TP 37 MAKARPURA VADODARA 390010.

I **Vipulbhai H Patel** authorised signatory of proposed project **Aatmiya New County Flat** 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.

Vipulbhai H Patel
Partner
Bhavya Infrastructure
Project : Aatmiya New County Flat

Deponent

BHAVYA INFRASTRUCTURE
[Signature]
Partner





सत्यमेव जयते

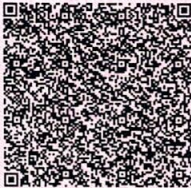
INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

45

Certificate No.	IN-GJ03400010561990T	Regd. No.: 1614
Certificate Issued Date	14-Aug-2021 09:05 PM	Date: 16/09/2021
Account Reference	IMPACC (AC)/ gj13273311/ BARODA/ GJ-BA	
Unique Doc. Reference	SUBIN-GJGJ1327331141954842168557T	
Purchased by	DEEP PATEL	
Description of Document	Article 5(h) Agreement (not otherwise provided for)	
Description	Not Applicable	
Consideration Price (Rs.)	0 (Zero)	
First Party	BHAVYA INFRASTRUCTURE	
Second Party	Not Applicable	
Stamp Duty Paid By	BHAVYA INFRASTRUCTURE	
Stamp Duty Amount(Rs.)	300 (Three Hundred only)	



KC 0007128347

Statutory Alert:

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



FORM B-1

[GujaratRERA Order - 23 dt. 23/05/2019]

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

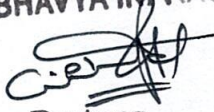
Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Bhavya Infrastructure (Authorised Partner Vipulbhai H Patel) promoter of the proposed project "AATMIYA NEW COUNTY FLAT" / duly authorized by the promoter of the proposed project "AATMIYA NEW COUNTY FLAT", vide its/his/their authorization dated 30/12/2018

I Vipulbhai H Patel promoter of the proposed project "AATMIYA NEW COUNTY FLAT" / duly authorized by the promoter of the proposed project "AATMIYA NEW COUNTY FLAT" do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with Shri Dharmeshbhai Arvindbhai Amin. [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement/_____ agreement, Registered on date 18/09/2019 at sub Registrar office Maneja, Vadodara 6 to develop the land bearing Survey No 342/FP No 70 TPS 37 of Village Makarpura of Vadodara/City(said land);
2. That Shri Dharmeshbhai Arvindbhai Amin. [Name of the project land owner(s)/lessor(s)] have/has a legal title to the land on which the development of the proposed project "AATMIYA NEW COUNTY FLAT" 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.
OR
That details of encumbrances _____ (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.
3. That I/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.

BHAVYA INFRASTRUCTURE


Partner

Partner



4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

BHAVYA INFRASTRUCTURE

Partner

Vipulbhai H 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 **Vadodara** on this 16 day of September 2021

BHAVYA INFRASTRUCTURE

Partner

Partner

Vipulbhai H Patel

Deponent



Solemnly Affirmed/Declared
Sworn Before me by Bhavya

Infrastruct
ure

DBB

D. B. BAROT
NOTARY (Govt. of India)

1610912021



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

46

Certificate No. : IN-GJ03399875060261T

Certificate Issued Date : 14-Aug-2021 09:06 PM

Account Reference : IMPACC (AC)/ gj13273311/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1327331141954860087981T

Purchased by : DEEP PATEL

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

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : BHAVYA INFRASTRUCTURE

Second Party : Not Applicable

Stamp Duty Paid By : BHAVYA INFRASTRUCTURE

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

Regd. No.: 1615
Date: 10/09/2021



KC 0007128346

Statutory Alert:

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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-2
[GujaratRERA Order - 23 dt. 23/05/2019]

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./Ms. Bhavya Infrastructure (Authorised Partner Vipulbhai H Patel) promoter of the proposed project "AATMIYA NEW COUNTY FLAT" / duly authorized by the promoter of the proposed project "AATMIYA NEW COUNTY FLAT", vide its/his/their authorization dated: 30/12/2018

AND

2) Mr./Ms. Shri Dharmeshbhai Arvindbhai Amin. owner/lessor of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated (Not Applicable)

We, 1) Bhavya Infrastructure (Authorised Partner Vipulbhai H Patel) promoter of the proposed project "AATMIYA NEW COUNTY FLAT" / duly authorized by the promoter of the proposed project "AATMIYA NEW COUNTY FLAT",

AND

2). Shri Dharmeshbhai Arvindbhai Amin. owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

A We have entered into registered Development agreement/_____agreement, Registered on date 18/09/2019 at sub Registrar office Maneja, Vadodara 6 to develop the land bearing Survey No 342/FP No 70 TPS37 of Village Makarpura of Vadodara/City (said land);

B. That Shri Dharmeshbhai Arvindbhai Amin. [Name of the project land owner(s)/lessor(s)] have/has a legal title to the land on which the development of the proposed project "AATMIYA NEW COUNTY FLAT" 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances _____ (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

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

BHAVYA INFRASTRUCTURE

Partner

Partner



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



BHAVYA INFRASTRUCTURE Deponent

Partner

Partner

Vipulbhai H Patel.

BHAVYA INFRASTRUCTURE

Partner

Partner

Dharmeshbhai Amin

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 16th day of September 2021

Deponent

BHAVYA INFRASTRUCTURE

Partner

Partner

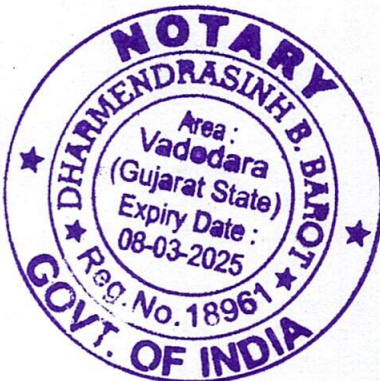
Vipulbhai H Patel.

BHAVYA INFRASTRUCTURE

Partner

Partner

Dharmeshbhai Amin



Solemnly Affirmed/Declared

Sworn Before me by Bhavya Infrastructure

D.B.

D. B. BAROT
NOTARY (Govt. of India)

1610912021

To,
Gujarat Real Estate Regulatory Authority
4th Floor,
SahyogSankul,
Sector-11,
Gandhinagar-382010

Subject :Authorized Signatory Photo Graph and Authority Letter

Sir,

Partners of Bhavya Infrastructure appointed Vipulbhai H Patel as Authorized Signatory

Photo Graph is Affixed herewith



Yours Truly

1) VipulHarikrishna Patel

2) ParthvibenVipulbhaipatel

3) BhagavatibenRai

4) ChiragSurendrakumar Patel

BHAVYA INFRASTRUCTURE

SITE: AATMIYA NEW COUNTY, Besides Haveli Resi cum Plaza, Makarpura Air Force road, Makarpura, Vadodara
Mob.: +91 75672 96362, 99250 25494 | Email: aatmiyanewcounty@gmail.com | Web.: www.aatmiyagroup.com

5) DharmesArvindbhai Amin

S.D. Amin
6) SarikaDharmeshbhai Amin

Unnati
7) UnnatiPragnesh Patel

BharatkumarVinubhai Patel
8) BharatkumarVinubhai Patel

Sonal. M. Patel.
9) SonalMayurbhai Patel

K. J. Patel.
10) KamleshbhaiJayantibhai Patel

P. Rai.
11) PinkeshGhanshyambhaiRai

Manoj. M. M.
12) ManojMangalbhai Patel

Shaleesh
13) Shailesbhai Patel

Kamlesh
14) KamleshBachubhai Patel

YogesbhaiVallabhbhai Patel
15) YogesbhaiVallabhbhai Patel

ValabhbhaiBecharbhai Patel
16) ValabhbhaiBecharbhai Patel

KamleshkumarChimanbhai Patel
17) KamleshkumarChimanbhai Patel

RajanBalubhai Patel
18) RajanBalubhai Patel

AmrishHarikrishna Patel
19) AmrishHarikrishna Patel

Rohit A. Patel
20) RohitbhaiAbalal Patel

BHAVYA INFRASTRUCTURE

SITE: AATMIYA NEW COUNTY, Besides Haveli Resi cum Plaza, Makarpura Air Force road, Makarpura, Vadodara
Mob.: +91 75672 96362, 99250 25494 | Email: aatmiyanewcounty@gmail.com | Web.: www.aatmiyagroup.com



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 1171/25012/03579

Download Date: 07/12/2017

Generation Date: 28/11/2013

To
પટેલ વિપુલકુમાર
Patel Vipulkumar
S/O: Patel Harikrishna
B-87
Girdhar Park Society
Makarpura
Opp.New era High school
Vadodara
M.i. Estate
Vadodara Gujarat - 390010
9727519191

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 01
Date: 2017.12.07 16:12:11
IST



તમારો આધાર નંબર / Your Aadhaar No. :

4243 4667 9082

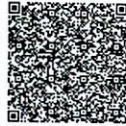
મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



પટેલ વિપુલકુમાર
Patel Vipulkumar
જન્મ તારીખ/DOB: 20/02/1983
પુરુષ/ MALE



4243 4667 9082

મારો આધાર, મારી ઓળખ



સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address:

S/O: Patel Harikrishna, B-87,
Girdhar Park Society, Makarpura,
Opp.New era High school,
Vadodara, Vadodara,
Gujarat - 390010

સરનામું :

S/O: પટેલ હરિકૃષ્ણા, બી-87, ગિરધર પાર્ક
સોસાયટી, મકરપુરા, ન્યૂરા હાઈ સ્કૂલ સામે,
વડોદરા, વડોદરા,
ગુજરાત - 390010

4243 4667 9082



help @ uidai.gov.in

www. uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIPUL HARIKRISHNA PATEL

HARIKRISHNA AMBALAL PATEL

20/02/1983

Permanent Account Number

ARSPP4606Q

Signature



26042010