



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ14798768788004T

Certificate Issued Date

15-Feb-2021 06:59 PM

Account Reference

IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1315580466052534356349T

Purchased by

Viral Macchi

Description of Document

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

Description

Affidavit Cum Declaration

Consideration Price (Rs.)

0
(Zero)

Reg. No. 2192

Date : 15/02/2021

First Party

Mr Durgesh Ramlaut Shukla

Second Party

Not Applicable

Stamp Duty Paid By

Mr Durgesh Ramlaut Shukla

Stamp Duty Amount(Rs.)

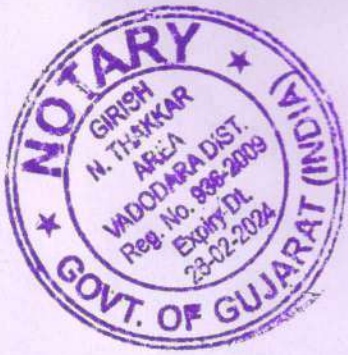
300
(Three Hundred only)



LB 0014935079

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcllestamp.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.
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FORM - 'B'
[See rule 3(4)]



Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Durgesh Ramlaut Shukla** Partner (Partner of Durga Developers) of the DURGA AURA.

I, **Mr. Durgesh Ramlaut Shukla** Partner of the DURGA AURA do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is DURGA AURA.

OR

DURGA AURA have / has a legal title to the land on which the development of the DURGA AURA 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.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is 13/01/2024.

4. That, seventy per cent of the amounts realized 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 utilized 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 rule and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Durgesh Ramlaut Shukla

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 15th day of February 2021.

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

**GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)**

Durgesh Ramlaut Shukla

15/02/2021



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty



Certificate No. : IN-GJ14799516249546T

Certificate Issued Date : 15-Feb-2021 07:01 PM

Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1315580466053819185367T

Purchased by : Viral Macchi

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

Description : Affidavit Cum Declaraction

Consideration Price (Rs.) : 0
(Zero)

First Party : Vijaylaxmi Durgesh Shukla

Second Party : Not Applicable

Stamp Duty Paid By : Vijaylaxmi Durgesh Shukla

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

Reg. No. 2198
Date: 15/02/20 21



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FORM - 'B'
[See rule 3(4)]



Affidavit cum Declaration

Affidavit-cum-Declaration of **Mrs. Vijaylaxmi Durgesh Shukla** (Partner of Durga Developers) of the DURGA AURA.

I, **Mrs. Vijaylaxmi Durgesh Shukla** Partner, of the DURGA AURA, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is DURGA AURA
OR
DURGA AURA have / has a legal title to the land on which the development of the DURGA AURA 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.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

That the time period within which the project shall be completed by me / Promoter is 13/01/2024.

That, seventy per cent of the amounts realized 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 utilized 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 rule and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Vijaylaxmi

Vijaylaxmi Durgesh Shukla

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 15th Day February, 2021.

Solemnly Affirmed/Declared
Sworn Before me by

[Signature]
GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)

Vijaylaxmi

Vijaylaxmi Durgesh Shukla

15/02/2021



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



Certificate No. : IN-GJ18787369752970T

Certificate Issued Date : 23-Feb-2021 05:54 PM

Account Reference : IMPACC (SV)/ gj13155804/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1315580473964340351671T

Purchased by : Durgesh Sukla

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

Description : Mutual No Objection cum FSI usage Agreement

Consideration Price (Rs.) : 0
(Zero)

First Party : Durgesh Developers

Second Party : Altus Realty

Stamp Duty Paid By : Durgesh Developers

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

Reg. No. 2465
Date: 23/02/2021



LB0014935418

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MUTUAL NO OBJECTION CUM FSI USAGE AGREEMENT

We, Mr. Durgesh Shukla and Mrs. Vijyalakshmi Shukla, Promoters AND Partners of M/s. Durga Developers for our Project Durga Aura and We, Vyomeshbhai Chimanbhai Patel, Kaushikbhai Chimanbhai Patel and Piyush Vinaychandra Shah being land owners and M/s. Altus Realty and all Partners of Altus Realty for our Project, Altus 99, hereby mutually understand, agree and confirm the following that;

1. We own Block No 99 of Sevasi, Juna Survey No. 114 & 117 (FP 12) being two separate pieces of land purchased by us from different parties vide separately registered land documents.
2. We have obtained development permission from VUDA dtd 23/12/2020 for Tower A1 (developed by Durga Developers on own land i.e. 1059.7 Sq Mt) and Tower A, B and C (developed by M/s. Altus Realty). We have obtained the said development permission from VUDA for total FSI of 10711.82 Sq. Mt. i.e. average FSI @ 2.54 Sq. Mt. on total land area of 4214 Sq. Mt. owned by us and we hereby further mutually agree that the said FSI be used by us for our projects as, M/s. Altus Realty 7874.89 Sq. Mt. or less and M/s. Durga Developers as 2836.93 Sq. Mt. for their project Durga Aura, Tower A1.
3. We also confirmed that M/s. Durga Developers and M/s. Altus Realty have also paid total INR 9203195/-, respective from their own sources as documented hereunder towards their respective share of FSI so being used by them respectively for their separate projects.

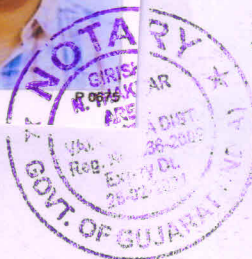
Cheque No & Dtd ICICI Bank	Cheque Amount INR	Paid By	Corresponding FSI
000094	2998190/-	M/s. Altus Realty	7874.89 Sq. Mt.
200098	144098/-		
000095	1111690/-		
000100	44046/-		
000097	978810/-		
000099	94072/-		
000096	1111690/-		
Total A	6482596/-		
000871	1000000/-	M/s. Durga Developers	2836.93 Sq. Mt.
000875	70912/-		
000872	503310/-		
000877	25614/-		
000874	569190/-		
000876	48263/-		
000873	503310/-		
Total B	2720599/-		
Total A + B	9203195/-	Total paid by Both for Total FSI 10711.82 Sq. Mt.	

4. We the undersigned hereby confirm in our respective capacity that we have no objection against each other with regard to the total permissible FSI being used by each other in our respective capacity as developer/promoter for our respective projects as documented in this agreement (more particularly specified at Sr. No. 2 above) and the said no objection cum FSI usage agreement is hereby being documented between us on 23/02/2021 and both the parties mutually confirm that they will abide their respective legal obligations under all applicable laws i.r.t. their respective projects.

Therefore, the above is being agreed upon today on 23/02/2021 by the following;

x 
Durgesh Shukla

Partners of M/s. Durga Developers



x W Shukla

Vijyalakshmi Shukla,

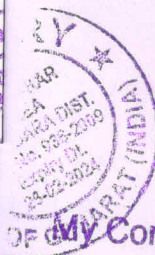
Partners of M/s. Durga Developers



Vyomeshbhai Patel

x Vyomeshbhai Chimanbhai Patel,

Vyomeshbhai Patel



Kaushikbhai Patel

x Kaushikbhai Chimanbhai Patel

Kaushikbhai Patel



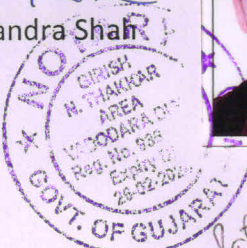
My Commission Expires
on 26-Feb.-2024
GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat) INDIA



x Piyush Vinaychandra Shah



Piyush Vinaychandra Shah



M/s. Altus Realty

Vyomeshbhai Patel

Piyush Vinaychandra Shah

and all Partners of Altus Realty

Vyomeshbhai Patel



ATTESTED
Girish N. Thakkar
GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)

23/02/2024