



IN-GJ92204189393832V



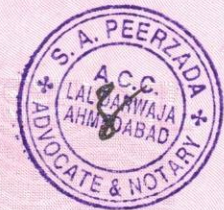
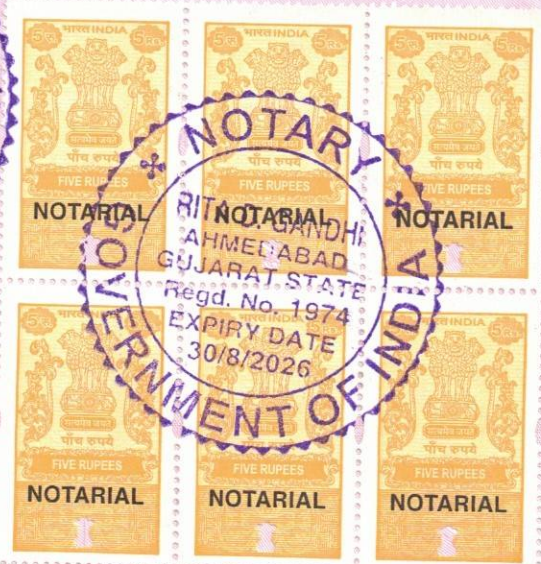
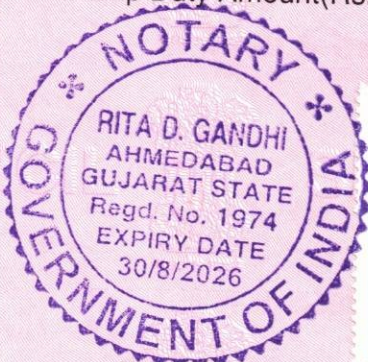
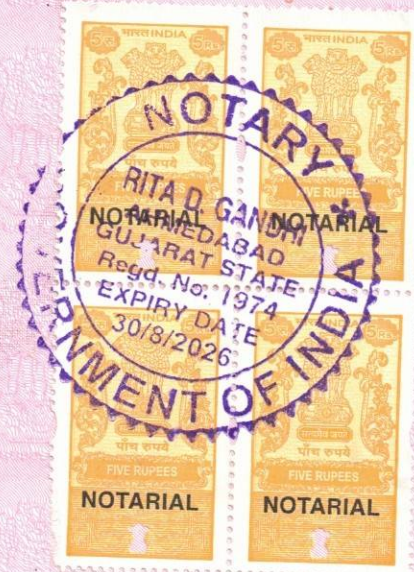
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

SERIAL No. 25989/2023

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
26 JUN 2023

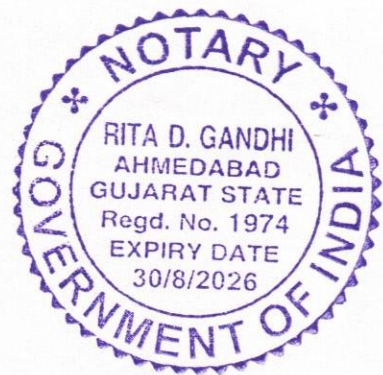
Certificate No. : IN-GJ92204189393832V
Certificate Issued Date : 26-Jun-2023 05:40 PM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ131876111030559149110V
Purchased by : NISHAN KAMALBHAI SHAH
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : NISHAN KAMALBHAI SHAH
Second Party : Not Applicable
Stamp Duty Paid By : NISHAN KAMALBHAI SHAH
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IE 0010195821

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 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. Nishan Kamalbhai Shah** duly authorised Partner of Partnership firm "**AASTHA REALTY**", the promoter of proposed project "**ATHENS**", vide its authorization dated 24.06.2023;

I, **Mr. Nishan Kamalbhai Shah**, Authorised Partner of Partnership firm "**AASTHA REALTY**", the promoter of the proposed project "**ATHENS**", do hereby solemnly declare, undertake and state as under:

1. That We, promoters have a legal title to the land on which the development of "**ATHENS**" is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the Sale deed of the Land in our firm name (Dastavej) is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31ST March, 2028.
4. That seventy per cent of the amounts realised by 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 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. That I shall take all the pending approvals on time, from the competent authorities.



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



For, AASTHA REALTY,

FOR, AASTHA REALTY
Nishan
PARTNER

MR. NISHAN KAMALBHAI SHAH,

Date : 26/06/2023

Place : Ahmedabad



VERIFICATION

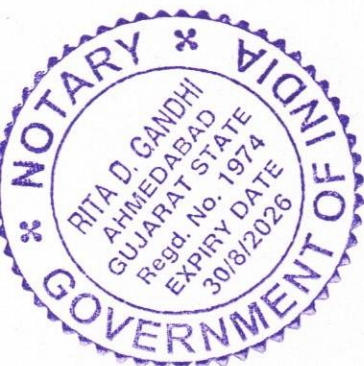
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by me at Ahmedabad on this _____

For, AASTHA REALTY,

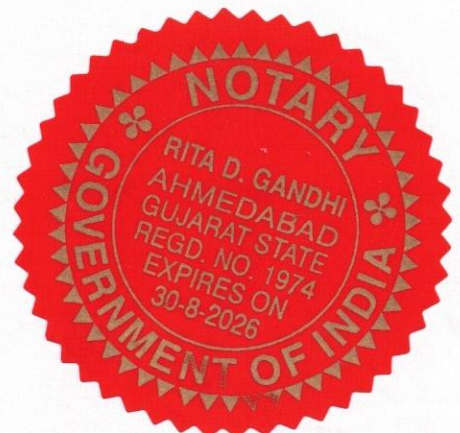
FOR, AASTHA REALTY
Nishan
PARTNER

MR. NISHAN KAMALBHAI SHAH



SOLEMNLY AFFIRMED
BEFORE ME

Rita D. Gandhi
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
26 JUN : 2023





AASTHA REALTY

5/A, 2nd Floor, Swastik Super Market, 
Ashram Road, Ahmedabad-380 009.
aastha1313@gmail.com 
www.aasthaprojects.com 

DECLARATION FOR AUTHORISED SIGNATORY

We, Partners of "AASTHA REALTY", hereby solemnly affirm and declare that **MR. NISHAN KAMALBHAI SHAH** to act as an Authorised signatory on behalf of our partnership firm named as "AASTHA REALTY" for which application for registration is being filed/ is registered under Real Estate Regulatory Authority Act, 2017.

Further **MR. NISHAN KAMALBHAI SHAH** of the firm are authorised to sign all the necessary application, undertakings and such other documents as may be necessary for Real Estate Regulatory Authority Registration Application on behalf of our partnership firm.

All their action in relation to this business will be binding on us.

Sr. No.	Full Name	Designation	Signature
1	NISHAN KAMALBHAI SHAH	Partner	
2	ASHOKKUMAR P PATEL	Partner	

ACCEPTANCE AS AN AUTHORISED SIGNATORY

We, **MR. NISHAN KAMALBHAI SHAH** hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all our acts shall be binding on the business.

Date: 24-06-2023
Place: Ahmedabad

MR. NISHAN KAMALBHAI SHAH

FOR, AASTHA REALTY


PARTNER

PARTNER