



IN-GJ08130384462179V



सत्यमेव जयते

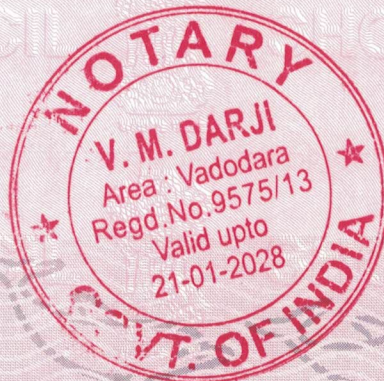
INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ08130384462179V  
Certificate Issued Date : 14-Feb-2023 10:56 AM  
Account Reference : IMPACC (AC)/ gj13192011/ BARODA/ GJ-BA  
Unique Doc. Reference : SUBIN-GJGJ1319201143832004225611V  
Purchased by : AKASH J DARJI  
Description of Document : Article 5(h) Agreement (not otherwise provided for)  
Description : AFFIDAVIT CUM DECLARATION  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : AKASH J DARJI  
Second Party : RERA  
Stamp Duty Paid By : AKASH J DARJI  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)

Reg. No. : 695  
Date : 14/2/2023



IN-GJ08130384462179V

JD 0026294415

## Statutory Alert:

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#### સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો [www.shcilestamp.com](http://www.shcilestamp.com) દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો [www.stockholding.com](http://www.stockholding.com) પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને [estamp.ahmedabad@stockholding.com](mailto:estamp.ahmedabad@stockholding.com) પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



FORM 'B'

Reg. No.: 695  
Date: 12/21/2023

(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. Akash J. Darji promoter /duly authorized by the promoter of Aatman Associates (Project: Pearl Residency) Revenue Survey No. 334, O.P. No. 193, T.P. No. 42, F.P. No. 193 Mouje Village Kapurai, Tal. Dist. Vadodara, vide its/his/her/their authorization dated 14/02/2023.

I, Mr. Akash J. Darji promoter/duly authorized by the promoter of Aatman Associates (Project: Pearl Residency) 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 Aatman Associates (Project: Pearl Residency) is proposed;

OR

\_\_\_\_\_ have/has a legal title to the land on which the development of \_\_\_\_\_ (Name 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 promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.

OR

details of encumbrances \_\_\_\_\_ 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 31/12/2027.
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

Akash J Darji

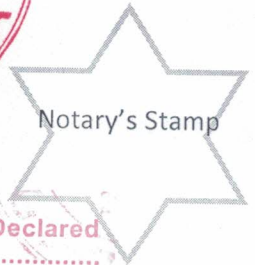
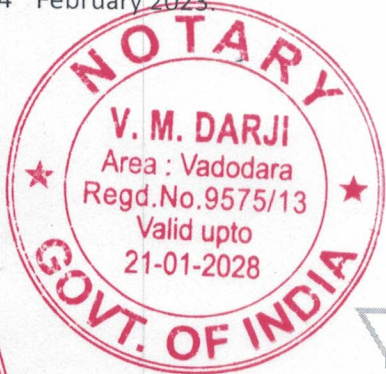
Verification

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

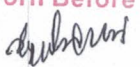
Verify by me at Vadodara on this 14<sup>th</sup> February 2023

  
Deponent

Akash J Darji



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

 14/2/2023

Vipulchandra M. Darji  
NOTARY,



IN-GJ08131321996265V



सत्यमेव जयते

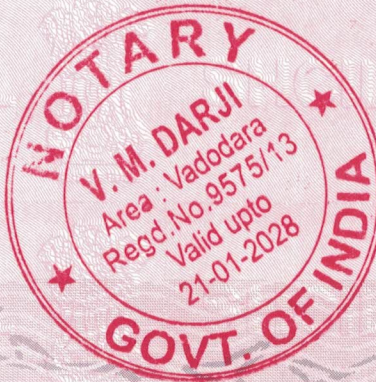
INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Reg. No. 694  
Date 14/2/2023

Certificate No. : IN-GJ08131321996265V  
Certificate Issued Date : 14-Feb-2023 10:57 AM  
Account Reference : IMPACC (AC)/ gj13192011/ BARODA/ GJ-BA  
Unique Doc. Reference : SUBIN-GJGJ1319201143830656010837V  
Purchased by : AKASH J DARJI  
Description of Document : Article 5(h) Agreement (not otherwise provided for)  
Description : AFFIDAVIT CUM DECLARATION  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : AKASH J DARJI  
Second Party : RERA  
Stamp Duty Paid By : AKASH J DARJI  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



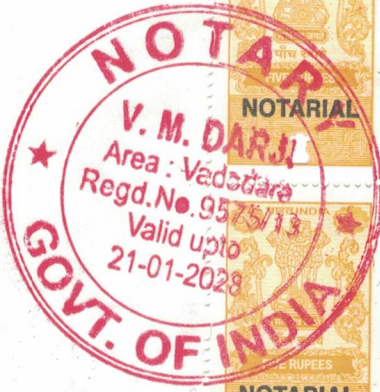
₹300

IN-GJ08131321996265V

JD 0026294416

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verified at  
[www.shcilestamp.com](http://www.shcilestamp.com), Stock Holding Income application  
"EStamping" or at Stock Holding Branch/ Centre (the details of which  
are available at [www.stockholding.com](http://www.stockholding.com)).

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#### સુચના

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- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને [estamp.ahmedabad@stockholding.com](mailto:estamp.ahmedabad@stockholding.com) પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

Reg. No.: 694  
Date: 14/21/2023

## Affidavit Cum Declaration

Affidavit cum declaration of Mr. Akash J Darji authorized signatory of Aatman Associates for the project Pearl Residency situated at Nr. Sharddha Hotel, Before Kapurai Chowkdi, N.H.No. 8, Vadodara - 390004.

I Mr Akash J Darji authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

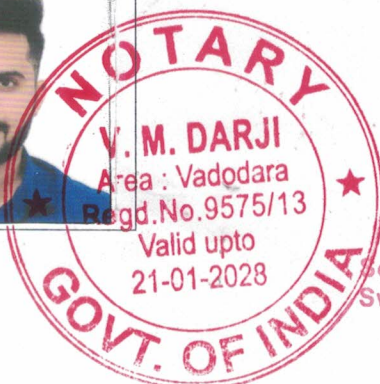
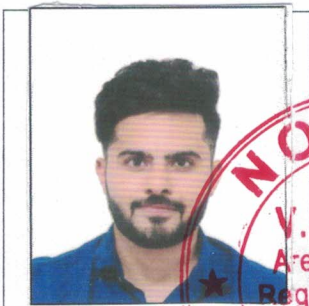
I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017. OR

Our project Pearl Residency is in the VMC municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of VMC municipal corporation. with prior permission of VMC prior to giving possession to allottees.

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.



*Akash J Darji*

Deponent  
Akash J Darji

Vipulchandra M. Darji  
NOTARY,



IN-GJ30719594893358V



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No.

IN-GJ30719594893358V

Reg. No. 1271

Certificate Issued Date

23-Mar-2023 07:09 PM

Date 23/3/2023

Account Reference

IMPACC (AC)/ gj13192011/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1319201188469630412750V

Purchased by

AKASH J DARJI

Description of Document

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

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

AKASH J DARJI PO AATMAN ASSOCIATES

Second Party

HEMAL K PATEL

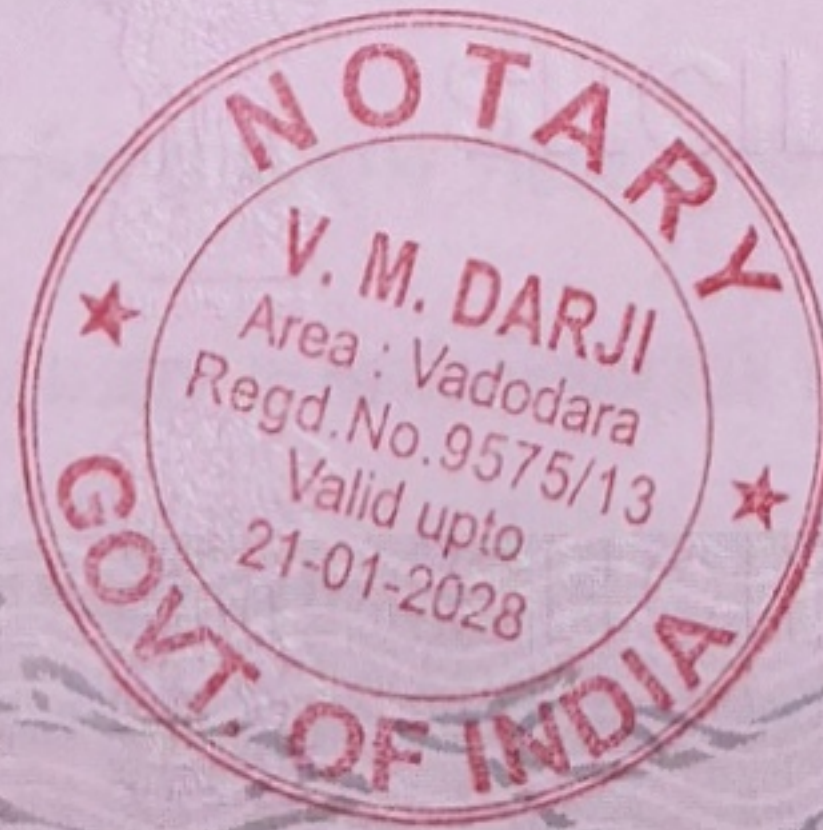
Stamp Duty Paid By

AKASH J DARJI PO AATMAN ASSOCIATES

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



₹300

IN-GJ30719594893358V

JD 0036432235

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- The www.India.govt at "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at [www.stockholding.com](http://www.stockholding.com)).

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#### સુચના

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- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
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## FORM B-1

Reg. No.: 1471  
Date 23/3/2023

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

## Affidavit cum Declaration

Affidavit cum Declaration of Mr. AKASH DARJI/AATMAN ASSOCIATES promoter of the proposed project/duly authorised by the promoter of the proposed project, vide its/his/their authorization dated 23/03/2023

I, AKASH DARJI/AATMAN ASSOCIATES promoter of the proposed project/duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) I/We have entered into an agreement with HEMAL K. PATEL [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement/\_\_\_\_\_ agreement, Registered on date 17/12/2022 at sub Registrar office VADODARA to develop the land bearing Survey No./FP No. 193 of KAPURAI Village/City(said land);
- 2) That HEMAL K. PATEL [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 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 encumbrance \_\_\_\_\_ (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.
- 4) That, I/We will be liable for fulfilment of my/our obligations under the Act towards the allottees of the units/apartments.

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

23/3/2023

Vipulchandra M. Darji

Verification

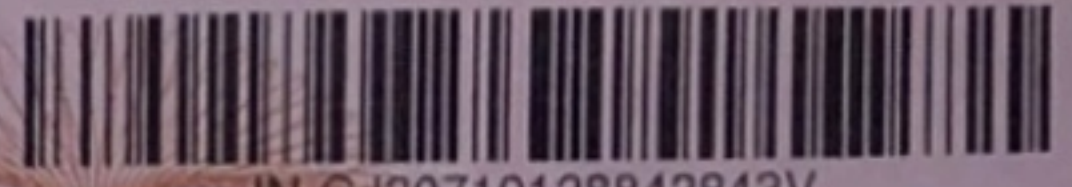
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at VADODARA on this 23 day of March 2023



[Signature]  
Deponent

[Signature]  
Deponent



IN-GJ30719128842843V



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Gujarat  
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No.

IN-GJ30719128842843V

Reg. No.: 1472

Certificate Issued Date

23-Mar-2023 07:09 PM

Date: 23/03/2023

Account Reference

IMPACC (AC)/ gj13192011/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJGJ1319201188471207171886V

Purchased by

AKASH J DARJI

Description of Document

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

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

AKASH J DARJI PO AATMAN ASSOCIATES

Second Party

HEMAL K PATEL

Stamp Duty Paid By

AKASH J DARJI PO AATMAN ASSOCIATES

Stamp Duty Amount(Rs.)

300

(Three Hundred only)



₹300

IN-GJ30719128842843V

JD 0036432234

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Reg. No.: 1472  
Date: 23/3/2023

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 AUTHORISED 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. AKASH DARJI/AATMAN ASSOCIATES promoter of the proposed project/duly authorised by the promoter of the proposed project, vide its/his/their authorization dated 23/03/2023  
AND

2) Mr. HEMAL K. PATEL owner/lessor of the project land/duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 23/03/2023

We, 1) AKASH DARJI/AATMAN ASSOCIATES promoter of the proposed project/duly authorized by the promoter of the proposed project, AND 2) HEMAL K. PATEL 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 17/12/2022 at sub Registrar office VADODARA to develop the land bearing Survey No. /FP No. 193 of KAPURAI Village/City (said land);
- B. That HEMAL K. PATEL [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 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 encumbrance \_\_\_\_\_ - \_\_\_\_\_ (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 my 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.
- D. That, we undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangements 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.



Deponent 1) \_\_\_\_\_

2) H.K. Patel

### 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 23 day of March 2023

Deponent 1) \_\_\_\_\_

2) H.K. Patel



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

Vipulchandra M. Darji 23/3/2023

Vipulchandra M. Darji  
NOTARY,