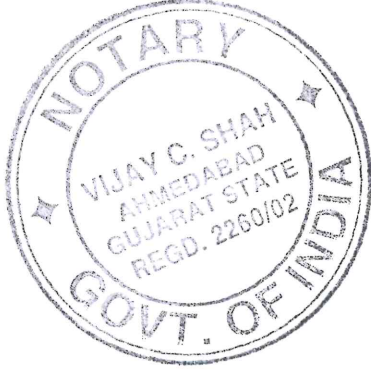




S. No. H-139/2022

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

FORM 'B'
[See rule 3(4)1]

13.1 DEC 2022

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Piyushkumar C Thakkar** promoter of the proposed project and duly authorized Signatory and director of **ART Nirman Limited** the proposed project, **Shree Vishnudhara Aashiyana** (Shree Vishnudhara Aashiyana, Near Nava Wadaj Circle, Ahmedabad - 380081), vide his authorization dated **1st July, 2022**.

24.40 Mtr TP Road to the North Sub Plot No. 3 of F.P.No. 511 to the South Sub Plot No. 3 of F.P.No. 511 to the East Existing 24.40 Mtr TP Road to the West of Survey No. 484a+b, 488/P, Sub Plot No. 2 of FP No. 511 of T.P.Scheme No. 28 Nava Wadaj, village Wadaj, taluka Ghatlodia, District Ahmedabad, PIN 380081 admeasuring 3355.81 sq.mts. area being developed by ART Nirman Limited.

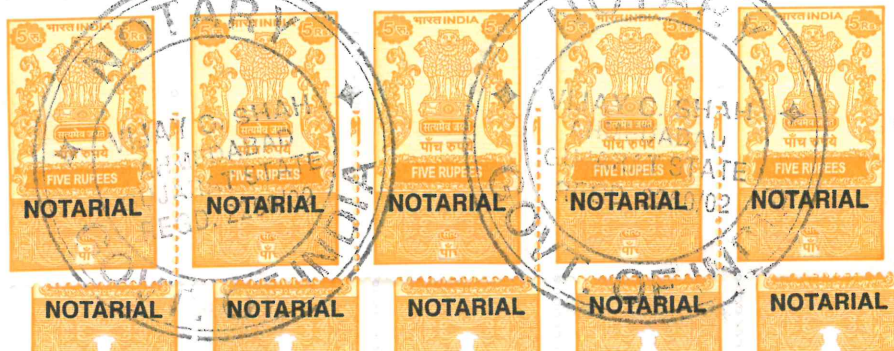
I, **Piyushkumar C Thakkar** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

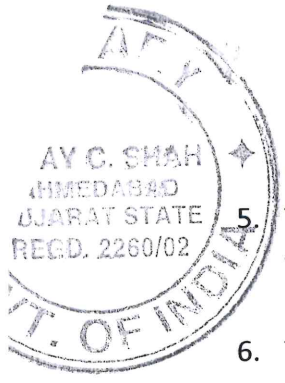
1. **New Aashiyana Apartment Co-Op Housing Society Limited** have a legal title to the land on which the development of the proposed project **Shree Vishnudhara Aashiyana** is to be carried out.

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.
3. That the time period within which the project shall be completed by me/promoter is **31st Dec, 2026**.
4. That seventy per cent of the amounts realised 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.



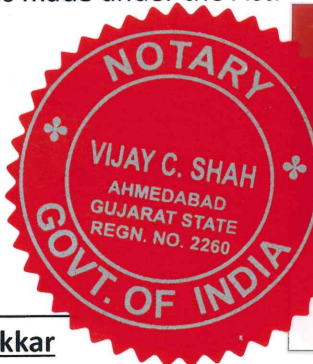


5. That the amounts from the separate account, to cover the cost of the project. shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant 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 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/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 rules and regulations made under the Act.

For, ART Nirman Limited

Piyushkumar C Thakkar
Director

Mr. Piyushkumar C Thakkar



Verification

Deponent

For, ART Nirman Limited

Piyushkumar C Thakkar
Director

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

Verify by me at _____ on this _____ day of _____

Deponent

SOLEMNLY AFFIRMED
BEFORE ME

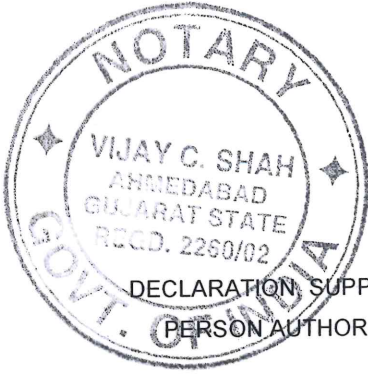
Vijay C. Shah
VIJAY C. SHAH
NOTARY
GOVT. OF INDIA



For, ART Nirman Limited

Piyushkumar C Thakkar
Director

31 DEC 2022



S. No. 4-138 2022
VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

FORM B-1

[Gujarat RERA Order - 23 dt. 23/05/2019]

13.1 DEC 2022

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

13.1 DEC 2022

Affidavit cum Declaration of Mr./Ms. Piyushkumar C Thakkar Director of ART Nirman Limited promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01-07-2022.

I, Piyushkumar C Thakkar Director of ART Nirman Limited promoter of the proposed project / duly authorized 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 [1] New Aashiyana Apartment Co-Operative Housing Society Limited (i) Chairman – Pinakin Rasiklal Shah (ii) Secretary – Deepak Amardas Sadhu [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement/, registered on date 16/07/2022 at sub Registrar office Ahmedabad-2 Vadaj to develop the land bearing T.P.S.No. 28 (Nava Wadaj), Sub Plot No. 2 of Final Plot no. 511, village Vadaj, taluka Sabarmati, District Ahmedabad (said land);

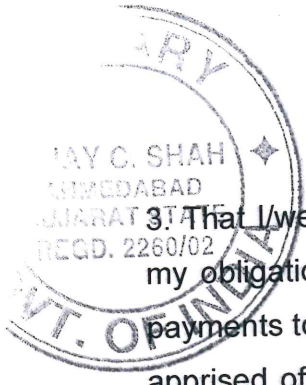
2. That [1] New Aashiyana Apartment Co-Operative Housing Society Limited (i) Chairman – Pinakin Rasiklal Shah (ii) Secretary – Deepak Amardas Sadhu [Name of the project land owner(s)/lessor(s)] have/has a legal title to the land on which the development of the proposed project is to be carried out.

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.

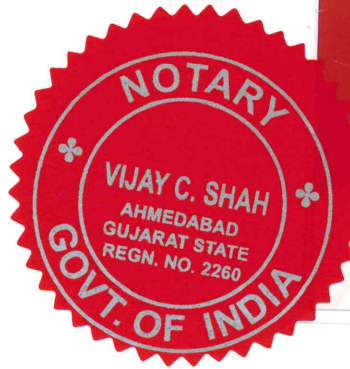


Phone No.:
Sold To/Issued To:
For holder ID Proof:
The Kalapur Comm. Co. Op. Bank Ltd. Scheme City Branch Ahmedabad 3800060
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₹ 0000300/-
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3816797 GUJ/SOS/AV/644/2022



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 fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.



For, ART Nirman Limited

[Signature]
Director

Deponent

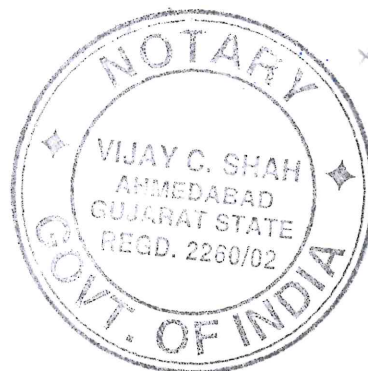
Verification

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 _____ on this ____ day of _____

SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

13.1 DEC 2022



For, ART Nirman Limited

[Signature]
Director
Deponent

S. No. H/137/2022

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

13.1 DEC 2022

FORM B-2

[Gujarat RERA 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 Piyushkumar C Thakkar Director of ART Nirman Limited promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/ their authorization dated 01-07-2022

AND

2) Mr./Ms. [1] New Aashiyana Apartment Co-Operative Housing Society Limited (i) Chairman – Pinakin Rasiklal Shah (ii) Secretary – Deepak Amardas Sadhu owner/ lessor of the project land/ duly authorized by the owner/ lessor of the project land, vide its/his/their authorization dated 16-07-2022

We, 1) Piyushkumar C Thakkar Director of ART Nirman Limited promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2 [1] New Aashiyana Apartment Co-Operative Housing Society Limited (i) Chairman – Pinakin Rasiklal Shah (ii) Secretary – Deepak Amardas Sadhu owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

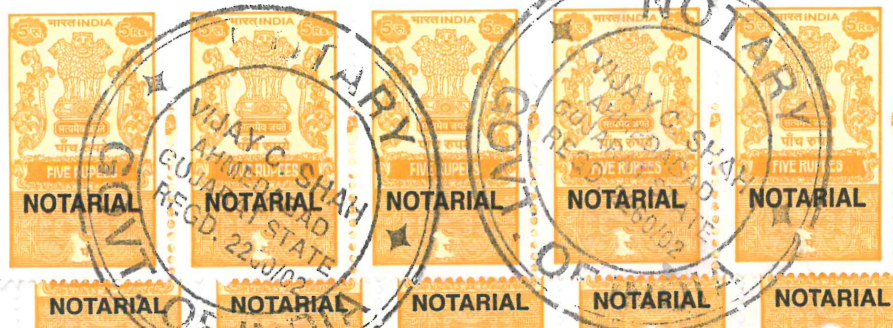
A. We have entered into registered Development agreement, registered on date 16/07/2022 at sub Registrar office Ahmedabad-2 Vadaj to develop the land bearing T.P.S.No. 28 (Nava Wadaj), Sub Plot No. 2 of Final Plot no. 511, village Vadaj, taluka Sabarmati, District Ahmedabad (said land);

B. That [1] New Aashiyana Apartment Co-Operative Housing Society Limited (i) Chairman – Pinakin Rasiklal Shah (ii) Secretary – Deepak Amardas Sadhu 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.

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.



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Sold To/Issued To: 3816797
India Non Judicial
The Kalapur Comm. Co. Op. Bank Ltd. Science City Branch Ahmedabad
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GUJ/SOS/AV/644/2022

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, 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.



For ART Nirman Limited

Deponent 1)

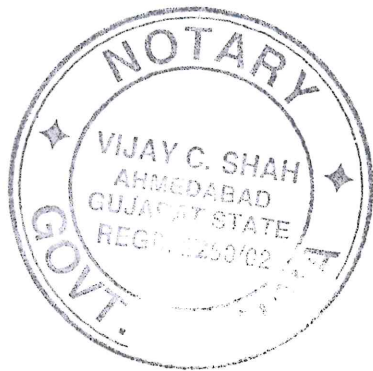
Director

2) [1](i)

(ii)

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 on this day of



For ART Nirman Limited

Deponent 1)

Director

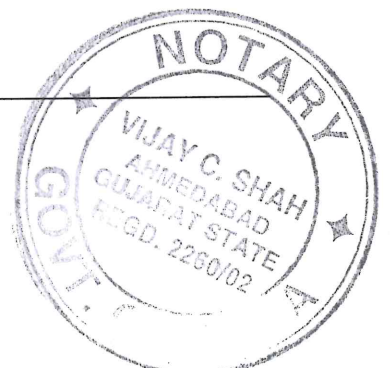
2) [1](i)

(ii)

SOLEMNLY AFFIRMED
BEFORE ME

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

13 1 DEC 2022





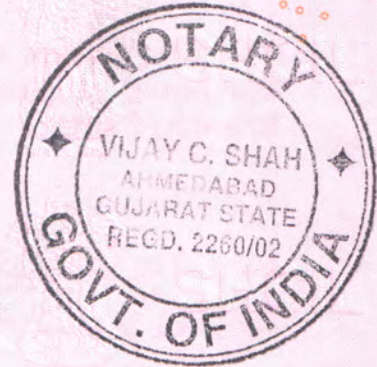
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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

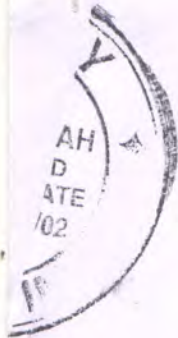
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Certificate Issued Date : 10-Feb-2023 03:05 PM
Account Reference : IMPACC (FI)/ gjelimp10/ AHMEDABAD1/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJELIMP1041228504163623V
Purchased by : ART NIRMAN LTD
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ART NIRMAN LTD
Second Party : Not Applicable
Stamp Duty Paid By : ART NIRMAN LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0022693834

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.



S. No. 418 2023

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

10 FEB 2023



Affidavit Cum Declaration

Affidavit cum declaration of Mr. **Piyushkumar C. Thakkar** authorised signatory of **ART Nirman Limited** for the project **Shree Vishnudhara Aashiyana** situated at **Shree Vishnudhara Aashiyana, Near Nava Wadaj Circle, Ahmedabad - 380013**

I **Piyushkumar C. Thakkar** authorised 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.

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.

For, Art Nirman Ltd

Piyushkumar
Authorised Signatory
Deponent



SOLEMNLY AFFIRMED
BEFORE ME

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

10 FEB 2023



Date:- 01/07/2022

To Get Permission with Rera, Ahmedabad

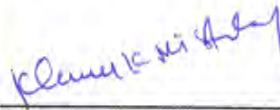
Declared that Shri Piyushkumar C Thakkar an Authorized Person of ART Nirman Limited, One of the director of ART Nirman Limited and is hereby Authorized to sign and file, on behalf of the ART Nirman Limited, before the Real Estate Regulation Authority(RERA) Ahmedabad.

Declared Further That Mr. Piyushkumar C Thakkar an Authorized Person of ART Nirman Limited, is an authorized to do necessary all transaction with Rera Authority and he is also authorized to act or sign all necessary formalities with authority.

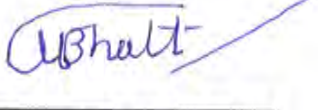
Certified True Copy
For ART Nirman Limited,

1 

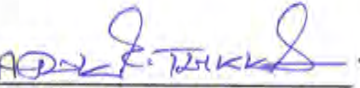
(Dharmisthaben A Thakkar)

2 

(Krunal K Mistry)

3 

(Chintan U Bhatt)

4 

(Ashokkumar R Thakker)

5 

(Hemang K Shah)

Accepted By:-



(Piyushkumar C Thakkar)

Regd. Office : 410 Fourth Floor, JBR Arcade, Science City Road, Sola, Ahmedabad-380 060. Gujarat (INDIA)

Corporate Office : Club Babylon, Sub Plot B, Survey No. 223/5, S.P. Ring Road, Near Bhadaj Circle, Ahmedabad-380060. Gujarat (INDIA)

Tel. No.: 07927710511-12 | **Mob. No.** 8866634499 | **Email :** artnirman@gmail.com | **Web :** artnirman.com