



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No: 1691
Date: 28/09/21

Certificate No. : IN-GJ28491236933048T

Certificate Issued Date : 28-Sep-2021 12:30 PM

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

Unique Doc. Reference : SUBIN-GJGJ1327331191696313535519T

Purchased by : SUNIL BHAI PATEL

Description of Document : Article 18 Certificate or Other Document

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : DRITYA REALTY PRIVATE LIMITED

Second Party : Not Applicable

Stamp Duty Paid By : DRITYA REALTY PRIVATE LIMITED

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



KC 0007388820

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. **DRITYA REALTY PRIVATE LIMITED** (Promoter) of the proposed project **AATMIYA GRAND VILLA 11** situated at **R S No 392, FP No 113 TP 37 Village Makarpura, Opp Hari Darshan Palace, Behind Air Force Station, Makarpura, Vadodara 390010.**

Further Shri **NILESH RAMESHBHAI PATEL** has been duly authorized as the Director of M/s. **DRITYA REALTY PRIVATE LIMITED** (Promoter of the Proposed Project **AATMIYA GRAND VILLA 11**), vide their authorization letter dated _____;

I, Shri **NILESH RAMESHBHAI PATEL**, duly authorized by all the partners of the proposed project **AATMIYA GRAND VILLA 11** 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, 2026.
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.

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.

DRITYA REALTY PRIVATE LIMITED

Signature & Seal DIRECTOR

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 28th day of Sept. 2021
Vadodara.

DRITYA REALTY PRIVATE LIMITED

Signature

DIRECTOR

Signature & Seal



Solemnly Affirmed/Declared
Sworn Before me by Dritya Realty
PVT Ltd

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

28/09/2021



**DRITYA REALTY
PRIVATE LIMITED**
Building Homes & Bonding trust

AATMIYA GRAND VILLA 11

Email: drityarealty@gmail.com

A Tower, Aatmiya Heights, GF Show room, Maneja, Vadodara, Vadodara, Gujarat, India, 390013

Ref. No:-

Declaration for Authorized Signatory

Date:- 17/09/2021.

I/We,

Sr. No.	Name of Partners / Directors / Members of Managing Committee	DIN Number
1	NILESH RAMESHBHAI PATEL	08580154
2	SANJAYKUMAR VALLABH BHAI PATEL	06712284
3	DIPIKABEN NILESHBHAI PATEL	09058436
4	ASMITABEN PATEL SANJAYKUMAR	08180874

Here by solemnly affirm and declare that, **NILESH RAMESHBHAI PATEL** to act as an authorized signatory for the business "**DRITYA REALTY PRIVATE LIMITED**" for all Statutory Compliances and Registration with Relevant Authorities and Government Departments.

Signature:-

Sr. No.	Name of Partners	Designation/Status	Signature
1	SANJAYKUMAR VALLABH BHAI PATEL	Director	
2	DIPIKABEN NILESHBHAI PATEL	Director	
3	ASMITABEN PATEL SANJAYKUMAR	Director	
4	NILESH RAMESHBHAI PATEL	Director	

Acceptance as an authorized signatory:-

I, **NILESH RAMESHBHAI PATEL** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Signature of Authorized Signatory

Designation/Status: - Director

Date: -

Place: -Vadodara



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Unique Doc. Reference : SUBIN-GJGJ1327331191705727640381T

Purchased by : SUNIL BHAI PATEL

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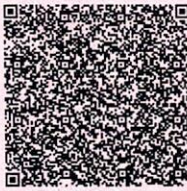
Consideration Price (Rs.) : 0
(Zero)

First Party : DRITYA REALTY PRIVATE LIMITED

Second Party : Not Applicable

Stamp Duty Paid By : DRITYA REALTY PRIVATE LIMITED

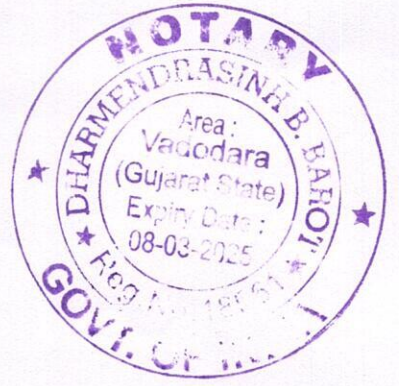
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Affidavit Cum Declaration

Affidavit cum declaration of Mr. Nilesh Rameshbhai Patel authorised signatory of Dritya Realty Private Limited (Company name) for the project Aatmiya Grand Villa 11 (project name) situated at R S No 392, FP No 113 TP 37 Village Makarpura, Opp Hari Darshan Palace, Behind Air Force Station, Makarpura, Vadodara 390010.

I Nilesh Rameshbhai Patel authorised signatory of proposed project Aatmiya Grand Villa 11 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.


Nilesh Rameshbhai Patel
Director
Dritya Realty Private Limited
Project :Aatmiya Grand Villa 11



Solemnly Affirmed/Declared
Sworn Before me by Nilesh Rameshbhai Patel


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

28/09/2024