



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 3690
Date: 02/09/2021

Certificate No. : IN-GJ13100034922245T

Certificate Issued Date : 01-Sep-2021 05:13 PM

Account Reference : IMPACC (CA)/ gj13346706/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1334670661195035237364T

Purchased by : JALPAN PATEL

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

Description : Not Applicable

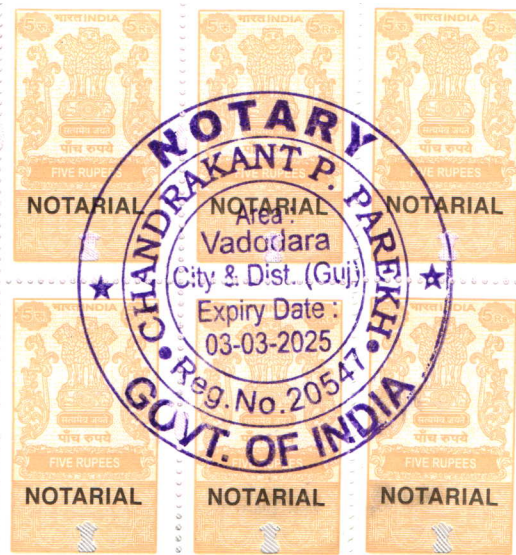
Consideration Price (Rs.) : 0
(Zero)

First Party : ASPIRE DEVELOPERS

Second Party : ASPIRE DEVELOPERS

Stamp Duty Paid By : ASPIRE DEVELOPERS

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



LB 0021201547

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.



Warning

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“Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence.”

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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. JALPAN JASHBHAI PATEL**, Promoter of project / duly authorized by promoters of **ASPIRE DEVELOPERS** of the Project Name: **"REVA FLATS"** Division-B, Block/R.S No. **91**, C.S No. -, T.P.No. -, F.P. No. **91/1**, O.P.No. Area of Plot: **23877.00 Sq.mtrs** Admeasuring Net Area of Planning: **3135.74 Sq.mtrs**, Mouje Village **Ankhol**, **Vadodara, Gujarat-390019** vide its/his/her/their authorization dated **01/09/2021**

Affidavit cum Declaration of **Mr. JALPAN JASHBHAI PATEL** promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: **01.09.2021**

I, Mr. JALPAN JASHBHAI PATEL, promoter of the proposed project / duly authorized by the promoter of the proposed project 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 **"REVA FLATS"** the project is proposed

OR

ASPIRE DEVELOPERS has legal title or the land on which the development of **"REVA FLATS"** 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.

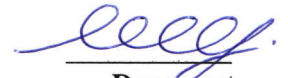
2. That the said land is free from all encumbrances.

OR

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

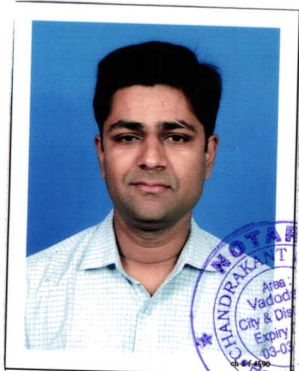
3. That the time period within which the project shall be completed by me/promoter is **31/12/2025**.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.

6. That the amounts form the separate account shall be withdrawal 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 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.


Deponent

Verification

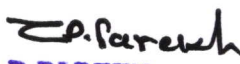
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from Verify by me at VADODARA on this 01ST day of September, 2021




Deponent



ATTESTED


C. P. PAREKH
NOTARY (Govt. of India)

CHANDRAKANT P. PAREKH
ADVOCATE & NOTARY
Reg. No. 20547
B-11, Jay Mahalaxmi Park Society,
Opp. Padam Park Society,
Novino-Tarsali Road,
Makarpura, Vadodara.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ13097188360691T

Certificate Issued Date : 01-Sep-2021 05:11 PM

Account Reference : IMPACC (CA)/ gj13346706/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1334670661189993237644T

Purchased by : JALPAN PATEL

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

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

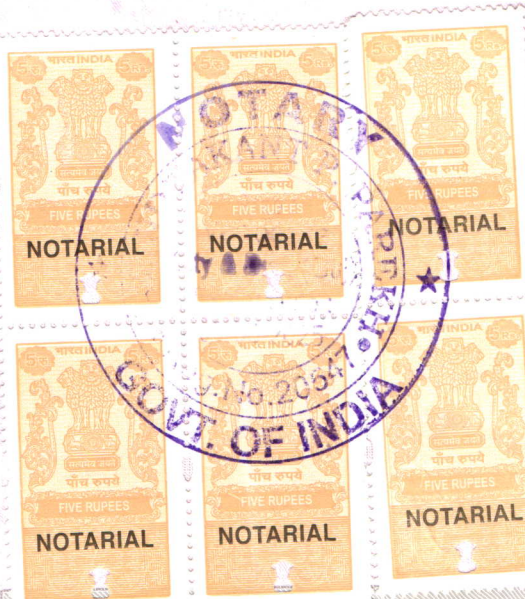
First Party : ASPIRE DEVELOPERS

Second Party : ASPIRE DEVELOPERS

Stamp Duty Paid By : ASPIRE DEVELOPERS

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

Regd. No. 3689
Date: 02/09/2021



LB 0021201546

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Affidavit –cum-Declaration

Affidavit cum Declaration of **Mr. JALPAN JASHBHAI PATEL** Authorized Signatory of **ASPIRE DEVELOPERS** for the Project “**REVA FLATS**” Situated At: Beside Shyamal Greens, Near Bharat Petrol Pump, Waghodiya Road, Ankhol, Vadodara-390019.

I **Mr. JALPAN JASHBHAI PATEL** 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.

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.

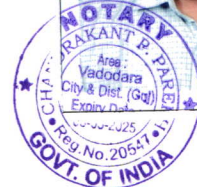
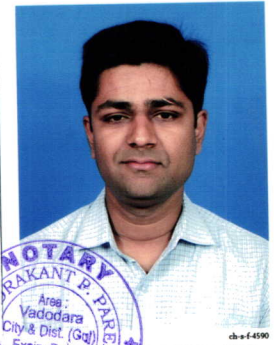
We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

Mr. JALPAN JASHBHAI PATEL

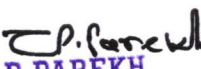

Deponent

Date: 01/09/2021

Place: VADODARA



Solemnly Affirmed/Declared
Sworn Before me by J.P. Patel


C. P. PAREKH
NOTARY (Govt. of India)

CHANDRAKANT P. PAREKH
ADVOCATE & NOTARY

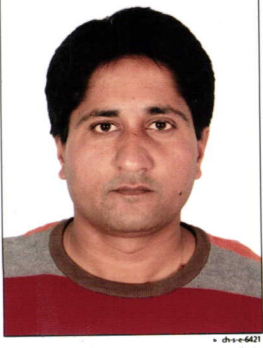
Reg. No. 20547

B-11, Jay Mahalaxmi Park Society,
Opp. Padam Park Society,
Novino-Tarsali Road,
Makarpura, Vadodara.



AUTHORITY LETTER

We the partners of **ASPIRE DEVELOPERS** having principal place of business at 401, Pinnacle Business Park, Near Tulsi dham Char-rasta, Manjalpur, Vadodara-390011 do hereby authorize **Mr. JALPAN JASHBHAI PATEL** to represent us for any compliance related to RERA. Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

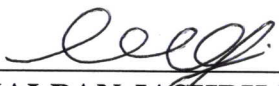
Sr. No.	Name of Partners	Photograph	Signature & Seal
1.	JALPAN JASHBHAI PATEL		
2.	GHANSHYAMBHAI P. PATEL		
3.	KALPESHKUMAR B. PATEL		

4.	HEMANT A. PATEL		
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ACCEPTANCE

I Mr. JALPAN JASHBHAI PATEL hereby confirm & accept the authority vested upon me by the abovementioned partners of **ASPIRE DEVELOPERS** and agree to take all action in good faith of partners of **ASPIRE DEVELOPERS**.

Signature of authorized signatory:


(Mr. JALPAN JASHBHAI PATEL)