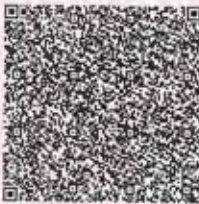




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ40163855515262U
Certificate Issued Date : 06-Oct-2022 12:32 PM
Account Reference : IMPACC (AC)/ gj13316411/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1331641108828659615807U
Purchased by : VENYA DEVELOPERS LLP A PARTNERSHIP FIRM
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VENYA DEVELOPERS LLP A PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : VENYA DEVELOPERS LLP A PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0012181179

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.

estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી
શાખા / કેન્દ્ર ની મુલાકાત લેવી.



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

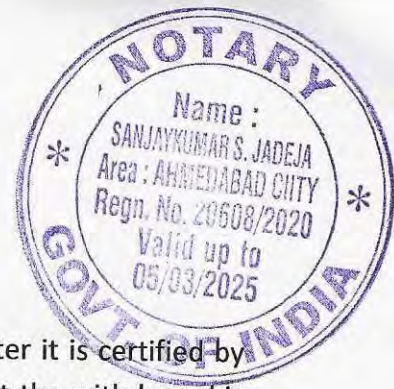
Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Bharatbhai D Changlani** promoter of the proposed project and duly authorized Signatory and partner of **Venya Developers LLP** the proposed project, **German Greencity** (German Greencity, OPP BALAJI PARTY PLOT, NEAR SAFAL BUNGLOWS, AIRPORT GANDHINAGAR HIGHWAY, BHAT, GANDHINAGAR - 382428), vide his authorization dated **31st Dec, 2021**.

F.P.No. 46 to the North 30 Mtr TP Road to the South Sub Plot No. 2 of F.P.No. 47 to the East 12 Mtr TP Road to the West of Division T.P.S.No. 80 Bhat-Sughad, Sub Plot No. 1 of F.P.No. 47, Block/Survey No. 59, 67/1 village Bhat, taluka Gandhinagar, District Gandhinagar, PIN 382428 admeasuring 7715 sq.mts. area being developed by Venya Developers LLP.

I, **Bharatbhai D Changlani** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed **German Greencity**.
2. That firm has taken Term Loan of Rs.35,00,00,000/- (Rupees Thirty Five Crores Only) from TATA Capital Housing Finance Limited and mortgage was executed in favour of the said bank, which was duly registered with the Sub-Registrar, Gandhinagar on 16/02/2022 under Serial No. 6014.
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.

Deponent

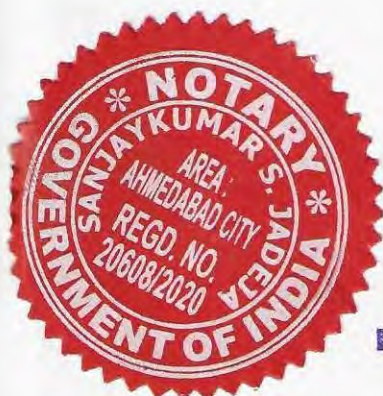
Mr. Bharatbhai D Changlani

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 _____ on this _____ day of _____

Deponent



SIGNED
BEFORE ME

S. S. JADEJA
NOTARY
GOVT. OF INDIA



06 OCT 2022



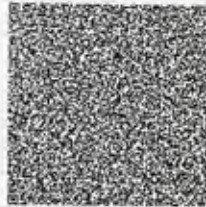
ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 1088/75801/00042

To
ચાંગલાની ભરત
Changlani Bharat
S/O: Devidas
Plot No-06
Mahalaxmi Co-Op Housing Society
Bhat
Gandhinagar Road
Bhat
Bhat
Bhat
Signature Invalid
382428
9825779833

Download Date: 06/08/2020
Issuing Date: 06/08/2020



તમારો આધાર નંબર / Your Aadhaar No. :

4912 2322 2275

VID : 9175 5692 4733 4633

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



ચાંગલાની ભરત
Changlani Bharat
જન્મ તારીખ/DOB: 20/03/1990
પુરુષ/ MALE

Download Date: 06/08/2020

Issued Date: 06/08/2020

4912 2322 2275

VID : 9175 5692 4733 4633

મારો આધાર, મારી ઓળખ



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરીકતાનું નહિ.
- ઓફલાઇન સ્થાનવા માટે સુરક્ષિત QR કોડ / ઓફલાઇન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઇલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર ટાપો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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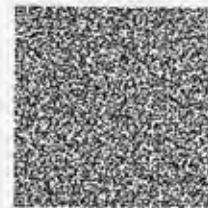


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



ચાંગલાની ભરત, પ્લોટ નં-06, મહાલક્ષ્મી કો-ઓપ હોસિંગ સોસાયટી, ગાંધીનગર રોડ, ભટ, ભટ, ગુજરાત - 382428

Address:
S/O: Devidas, Plot No-06, Mahalaxmi Co-Op Housing Society, Gandhinagar Road, Bhat, Bhat, Gandhinagar, Gujarat - 382428



4912 2322 2275

VID : 9175 5692 4733 4633

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Bluebird



GERMAN REALTY
WHERE DREAMS COME HOME

Venya Developers LLP

Date:-31/12/2021

To Get Permission with Rera, Ahmedabad

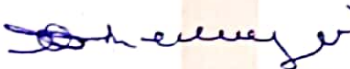
Declared that Shri Bharatbhai D Changlani, One of the partner of Venya Developers LLP and is hereby Authorized to sign and file, on behalf of the Venya Developers LLP, before the Real Estate Regulation Authority(RERA) Ahmedabad.

Declared Further That Mr. Bharatbhai D Changlania is authorized to do necessary all transaction with Rera Authority and he is also authorized to act or sign all necessary formalities with authority.

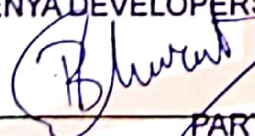
Certified True Copy

For Venya Developers LLP,

VENYA DEVELOPERS LLP

1 
PARTNER
(GovindbhaiChanglani)

VENYA DEVELOPERS LLP

2 
PARTNER
(Bharatbhai D Changlani)

Email : info@germanrealty.in | ☎ +91 81404 14241 | 🌐 www.germanrealty.in

German Realty Corporate Office, Opp Balaji Party Plot, Near Safal Bungalows,
Airport-Gandhinagr Highway, Bhat, Gandhinagar.