



SR. NO. : K-65/2020
6/7/2020

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kalpeshkumar Atmaram Patel duly authorized by the promoter M/s Shree Siddhi Infrabuildcon LLP of the proposed project VANAANGAN vide their resolution dated 02nd July, 2020 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 VANAANGAN is proposed

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 promoter is 1st August, 2023.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.



KAP
Deponent

KAP



Verification

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

Verified by me at Ahmadabad on this 06th day of July, 2020.



[Signature]
Deponent
KAP

SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
L. B. VARADIYA
NOTARY
GOVT. OF GUJARAT
(INDIA)

6/7/2020



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1207/39344/00860

To,
પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar Almaram
17, ganeshpark-2
near bhagyodaya bungalow
opp. viswas city-2 r.c. technical road
Ahmedabad City
Ghatlodia Ahmedabad City Ahmedabad
Gujarat 380061

Ref: 171 / 22B / 158570 / 159993 / P



SH931093205FT



તમારો આધાર નંબર / Your Aadhaar No. :

9245 1414 9667

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar Almaram
જન્મ તારીખ / DOB : 27/04/1976
પુરુષ / Male



9245 1414 9667

આધાર - સામાન્ય માણસનો અધિકાર

(Signature)



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

22B / 158570



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 17, ગણેશપાર્ક-2, ભાગ્યોદય બંગ્લોઝ
પાસે, વિસ્વાસસિટી-2 સામે, આર.સી. ટેકનિકલ
રોડ, અમદાવાદ શહેર, અમદાવાદ, ગુજરાત, 380061

Address: 17, Ganeshpark-2, near
bhagyodaya bungalow, opp. viswas city-2, r.c.
technical road, Ahmedabad City,
Ahmedabad, Ghatlodia, Gujarat, 380061

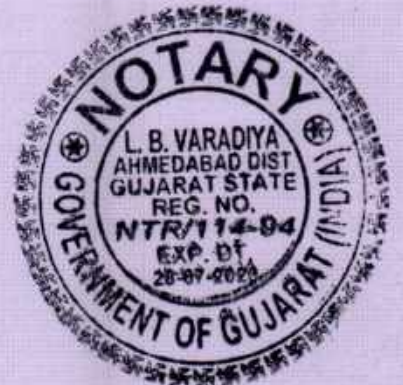
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1800 300 1947

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SR. NO. : K-66/2020

6/7/2020

INDIA

STAMP DUTY

GUJARAT

FORM B-I

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

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

Affidavit cum Declaration of Mr. Kalpeshkumar Atmaram Patel promoter of the proposed project, vide his authorization dated 02nd July, 2020;

I, Kalpeshkumar Atmaram Patel promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I have entered into an agreement with Shree Siddhi Infrabuild Pvt Ltd., by way of registered development Agreement registered on date 11/10/2017 at sub Registrar office Sola to develop the land bearing Survey No 55/1, 56, 47/1, 48/1A, 50/5 and 21/3/2 of Village Tragad, Taluka Ghatlodia, (said land);
2. That Shree Siddhi Infrabuild Pvt. Ltd 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.

3. That I 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 will be liable for fulfillment of my obligations under the Act towards the allottees of the units/apartments.


KAP 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 Ahmedabad on this 06th day of July, 2020.




KAP Deponent

SOLEMNLY AFFIRMED
BEFORE ME


L. B. VARADIYA
NOTARY
GOVT. OF GUJARAT
(INDIA)

6/7/2020



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1207/39344/00860

01/02/2014
To,
પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar Almaram
17, ganeshpark-2
near bhagyoday bunglow
opp. viswas city-2 r.c. technical road
Ahmedabad City
Ghatlodia Ahmedabad City Ahmedabad
Gujarat 380061

Ref: 171 / 22B / 158570 / 159993 / P



SH931093205FT



તમારો આધાર નંબર / Your Aadhaar No. :

9245 1414 9667

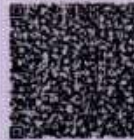
આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar Almaram
જન્મ તારીખ / DOB : 27/04/1976
પુરુષ / Male



9245 1414 9667

આધાર - સામાન્ય માણસનો અધિકાર

Rep



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

22B / 158670



ભારતીય વિશિષ્ટ ઓળખાણ-પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 17, ગણેશપાર્ક-2, ભાગ્યોદય બંગ્લોઝ
પાસે, વિસ્વામણી-2 સમારે, આર.સી. ટેકનિકલ
રોડ, અમદાવાદ શહેર, અમદાવાદ, ઘાટલોડિયા,
ગુજરાત, 380061

Address: 17, ganeshpark-2, near
bhagyodaya bungalow, opp. viswas city-2, r.c.
technical road, Ahmedabad City,
Ahmedabad, Ghatlodia, Gujarat, 380061

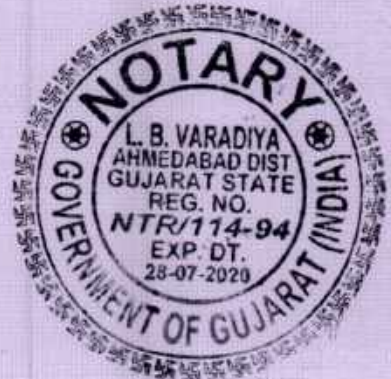
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SR. NO. : K-67.../2020

6/7/2020

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. Kalpeshkumar Atmaram Patel, promoter of the proposed project;

AND

2) M/s Shree Siddhi Infrabuild Pvt. Ltd. owner of the project land duly authorized by the owner of the project land, vide its authorization dated 02nd July, 2020;

We, Mr. Kalpeshkumar Atmaram Patel, promoter of the proposed project the proposed project, AND Shree Siddhi Infrabuild Pvt Ltd owner of the project land do hereby solemnly declare, undertake and state as under:

I have entered into an agreement with Shree Siddhi Infrabuild Pvt Ltd., by way of registered development Agreement registered on date 11/10/2017 at sub Registrar office Sola to develop the land bearing Survey No 55/1, 56, 47/1, 48/1A, 50/5 and 21/3/2 of Village Tragad, Taluka Ghatlodia, (said land);

A. That Shree Siddhi Infrabuild Pvt. Ltd have 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 for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

B. 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.

C. That, we undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottees(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

D. 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.

Deponent 1)

KAP

[Signature]

2)

mhp

[Signature]





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 Ahmedabad on this 06th day of July, 2020.

Deponent 1)

1cm

Raptg

2)

mkr

OK La

SOLEMNLY AFFIRMED
BEFORE ME

L. B. VARADIYA
NOTARY
GOVT. OF GUJARAT
(INDIA)

6/7/2020





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1207/39344/00860

01/02/2014
To,
પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar Atmaram
17, ganeshpark-2
near bhagyoday bungalow
opp. viswas city-2 r.c. technical road
Ahmedabad City
Ghatlodia Ahmedabad City Ahmedabad
Gujarat 380061

Ref: 171 / 22B / 158570 / 159993 / P



SH931093205FT



તમારો આધાર નંબર / Your Aadhaar No. :

9245 1414 9667

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar Atmaram
જન્મ તારીખ / DOB : 27/04/1976
પુરુષ / Male



9245 1414 9667

આધાર - સામાન્ય માણસનો અધિકાર

Rep. by





નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં .
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

22B / 158570



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 17, ગણેશપાર્ક-2, ભાગ્યોદય બંગ્લોઝ
પાસે, વિસ્વાસસિટી-2 શામે, આર.મી. ટેકનિકલ
રોડ, અમદાવાદ શહેર, અમદાવાદ, ધાટલોડિયા,
ગુજરાત, 380061

Address: 17, ganeshpark-2, near
bhagyoday bungalow, opp. viswas city-2, r.c.
technical road, Ahmedabad City,
Ahmedabad, Ghatlodia, Gujarat, 380061

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www.uidai.gov.in

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DT.
7-2020
F GUJARAT (INDIA)



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1207/39344/00848

To.
પટેલ મુકેશભાઈ કેશવલાલ
Patel Mukeshbhai Keshavlal
65, Ganeshkunj bungalow
opp. Kameshwar bungalow
Sola
Sola Daskroi Ahmedabad
Gujarat 380060

Ref: 472 / 11B / 252473 / 252634 / P



SH890235397FT



તમારો આધાર નંબર / Your Aadhaar No. :

4499 3649 4064

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



પટેલ મુકેશભાઈ કેશવલાલ
Patel Mukeshbhai Keshavlal
જન્મ તારીખ / DOB : 06/10/1970
પુરુષ / Male



4499 3649 4064

આધાર - સામાન્ય માણસનો અધિકાર

Handwritten signature



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

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- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
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11B/252473



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 65, ગણેશકુંજ બંગ્લો, ઓપ્પા,
અમદાવાદ બેચ્ચોડ, સોલા, સોલા, અમદાવાદ,
ગુજરાત. 380060

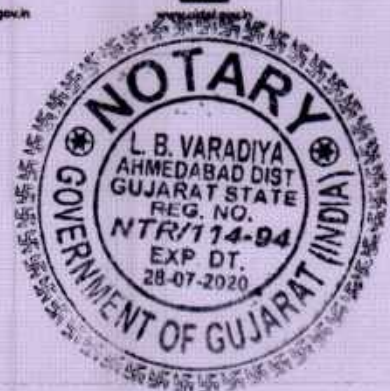
Address: 65, ganeshkunj bungalow, opp.
kameshwar bungalow, Sola, Sola,
Ahmedabad, Gujarat, 380060

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1800 300 1847

help@uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREE SIDDHI INFRABUILD PRIVATE
LIMITED



01/06/2007

Permanent Account Number

AALCS4509A

09012008

OK

THE AHMEDABAD MERCANTILE
CO-OP BANK LTD.,
SOLA ROAD, AHMEDABAD.
GUJ/SOS/AUTH/AVI 188 /2007



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JUL 06 2020

2020 2020 2020 2020 2020 2020 2020 14:47

Rs.0000300/- PB6531

INDIA

STAMP DUTY

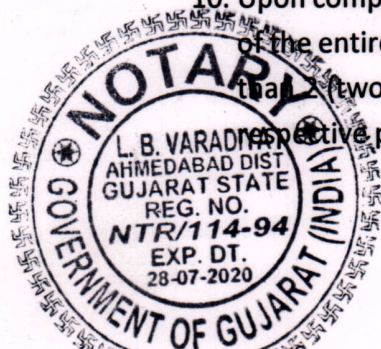
GUJARAT

SR. NO.: K-64/2020
6/7/2020

AFFIDAVIT CUM DECLARATION

Affidavit cum Undertaking of Mr. Kalpesh Patel duly authorized by the promoter M/S Shree Siddhi Infrabuildcon LLP of the proposed project VANAANGAN vide their authorization/ resolution dated 02nd July, 2020 do hereby solemnly declare, undertake and state as under:

1. That the declarant "Shree Siddhi Infrabuildcon LLP" is in process of developing "Godrej Garden City which is a project being developed under Regulation Township (RRT) 2009 of Govt. of Gujarat.
2. Godrej Garden City township is given approval by Urban Development Department (GOG) vide order no. PRCG-112010-M-532-L dt. 16 October, 2010.
3. Master Plan of Godrej Garden City township has been approved by the Prescribed Authority under RRT 2009 via approval no. 13541 dt. 20 December, 2014.
4. Development at Godrej Garden City township has been carried out in a phased manner following approved Master Plan mentioned hereinabove.
5. As prescribed under relevant provisions of RRT 2009, necessary bank guarantee towards maintenance of infrastructure has been submitted by us with Ahmedabad Urban Development Authority (AUDA). The guarantee shall be converted into a corpus fund of the members of Federation of Purchaser/s / association of allottees.
6. Common facilities and infrastructure shall be handed over to the competent authority as prescribed under relevant provisions of RRT 2009.
7. We shall not hold terrace rights over proposed/upcoming phase of VANAANGAN.
8. We shall have no rights over common area, amenities and infrastructure exclusive to VANAANGAN upon receipt of building-use permission and the peaceful vacant possession of this area shall be handed over to Federation of Purchaser/s / association of allottees as prescribed under RERA.
9. It is hereby represented that as per the understanding of Regulations for Residential Township-2009, the FSI in a township is calculated on Gross plot area as Global FSI and can be freely consumed within the Township irrespective on the FSI prescribed in any zone in which the approved Township is situated. Thus, the township developer holds as prerogative to decide the quantum of FSI to be consumed and its density to be applied on the subject land parcel being developed within Township which is in the best interest of all the unit holders of the respective projects being developed in the Township.
10. Upon completion of the entire development of the Township Project and upon utilization of the entire FSI available, we shall form one or more apex bodies which shall not be later than (two) years from the date of handover all the flats/ apartments in the building to respective purchaser/s of the building.



x (Rpty)



11. The undivided share in VANAANGAN shall be conveyed to Federation of Purchaser/s / association of allottees of the Buildings who shall become the members of such apex body/ies.
12. Upon formation of such apex body, we shall convey roads, common areas and facilities in the Township Project except public purpose infrastructure to the Purchaser/s which shall be administered and managed by the apex body / bodies.
13. It is represented that with the honest and bonafide intention to make every member aware with aforesaid clarity and to enhance the transparency in all the respective future transactions, the declarant has inserted the aforesaid clause in Agreement for Sale and the said clause has definitely act as a safeguard to the interest of all the bonafide members of distinct from any person in future. However, in order to further clarify, it is hereby declared and affirmed that, post the completion of said project and conveyance of all the units in the said project, the township developer shall not hold any claim or interest in the future FSI that may additionally be available on the said project.
14. It is thus respected that the said clauses shall operate as beneficial on both ends i.e. provide a clarity and transparency to the entitlement of each respective member and at the same time act as a strong defense against any undue claim in future.

Verification

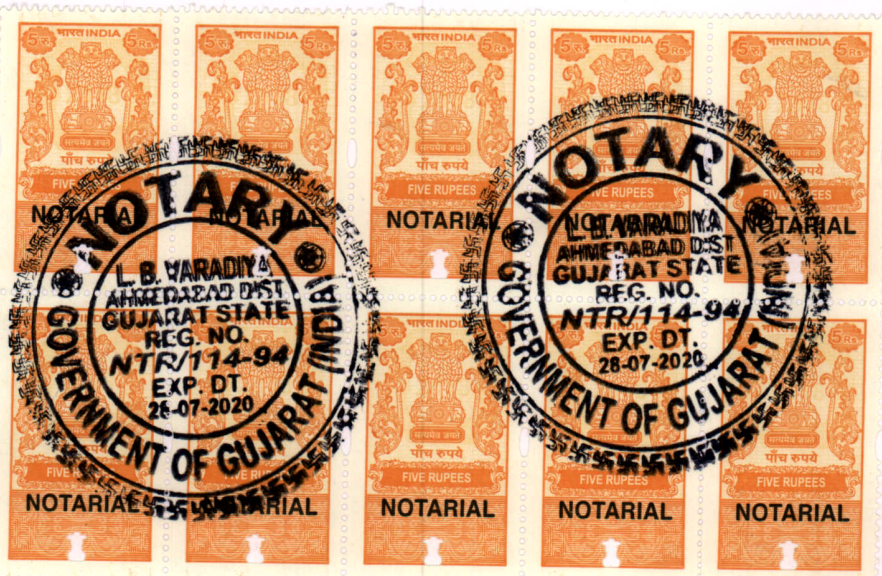
That content of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ahmedabad on this 06th July, 2020.

Ropdy

Deponent

KAD



Ropdy

Deponent

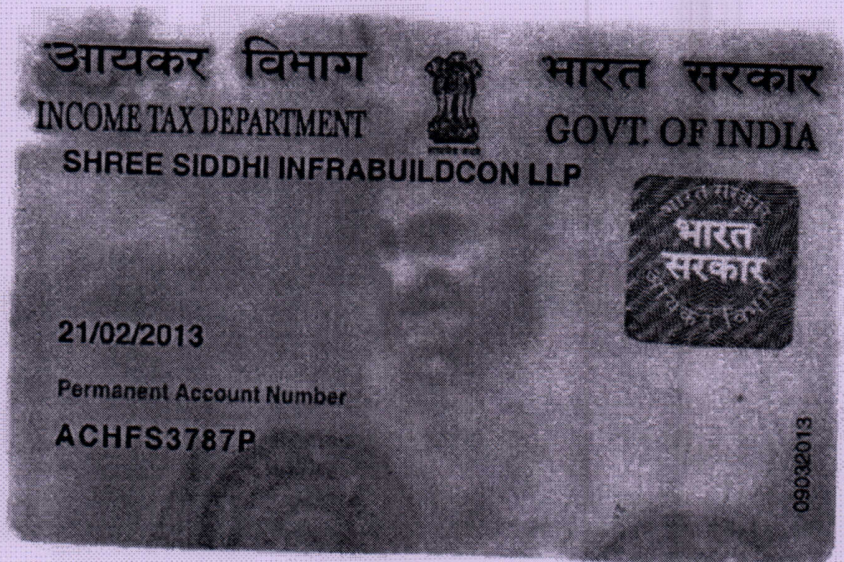
KAD

SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
L. B. VARADIYA
NOTARY
GOVT. OF GUJARAT
(INDIA)

6/7/2020





Reply



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1207/39344/00860

01/02/2014
To,
પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar AImaram
17, ganeshpark-2
near bhagyoday bunglow
opp. viswas city-2 r.c. technical road
Ahmedabad City
Ghatlodia Ahmadabad City Ahmedabad
Gujarat 380061

Ref: 171 / 22B / 158570 / 159993 / P



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તમારો આધાર નંબર / Your Aadhaar No. :

9245 1414 9667

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર

Government of India



પટેલ કલ્પેશકુમાર આત્મારામ
Patel Kalpeshkumar AImaram
જન્મ તારીખ / DOB : 27/04/1976
પુરુષ / Male



9245 1414 9667

આધાર - સામાન્ય માણસનો અધિકાર

Rajiv



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

22B / 158570

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ-પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 17, ગણેશપાર્ક-2, ભાગ્યોદય બંગ્લોઝ પાસે, વિસ્વાસસિટી-2 સામે, આર.સી. ટેકનિકલ રોડ, અમદાવાદ શહેર, અમદાવાદ, ધારવોડિયા, ગુજરાત, 380061

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