



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

₹300

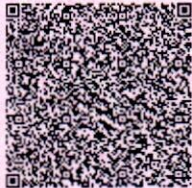
₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ84864152411221U  
Certificate Issued Date : 24-Jun-2022 03:47 PM  
Account Reference : IMPACC (AC)/ gj13186711/ AHMEDABAD/ GJ-AH  
Unique Doc. Reference : SUBIN-GJGJ1318671100691763139848U  
Purchased by : JIMIT SURESHBHAI PATEL  
Description of Document : Article 14 Bond  
Description : FORM-B  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : SIGNATURE REALITIES  
Second Party : RERA  
Stamp Duty Paid By : SIGNATURE REALITIES  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



SR. NO. 207221- /2022

NANDA M. RAJKOTIYA  
NOTARY  
GOVT OF INDIA  
24 JUN 2022



IN-GJ84864152411221U

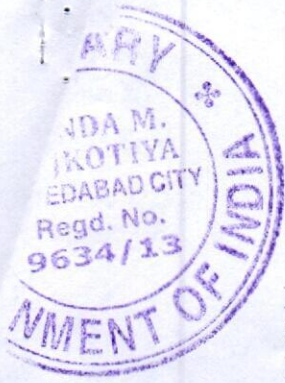


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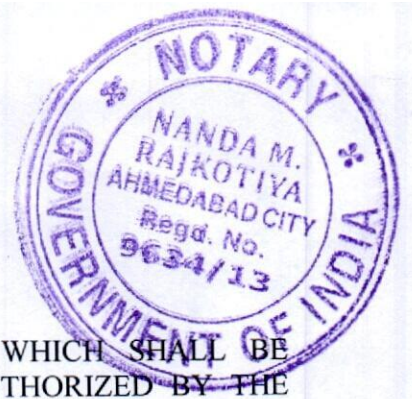
## Statutory Alert:

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 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 of **Shri Jimit Sureshbhai Patel**, partner/duly authorized by the promoter of firm **Signature Realities (Vivaan Ixora)**, the partners of the proposed project, vide their authorization dated 23<sup>th</sup> June, 2022;

I, **Shri Jimit Sureshbhai Patel**, promoter/duly authorized by all the promoter/partners of the proposed project **Signature Realities (Vivaan Ixora)**, S.P. - 128/1, FP No. 128, Draft TPS No. 409/B, Vivaan Ixora, B/H Sangath Prominence, S P Ring Road Zundal, Gandhinagar - 382421., do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project **Signature Realities (Vivaan Ixora)** is proposed:

OR

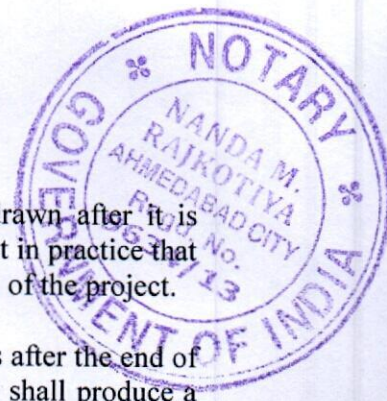
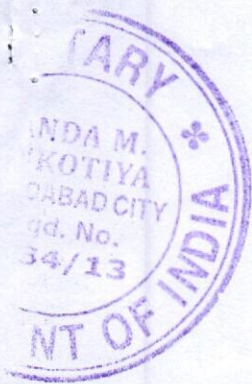
Promoter has a legal title to the land on which the development **Signature Realities (Vivaan Ixora)** is to be carried out:

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 31<sup>st</sup> December, 2025.
4. That seventy per cent of the amounts realised by 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

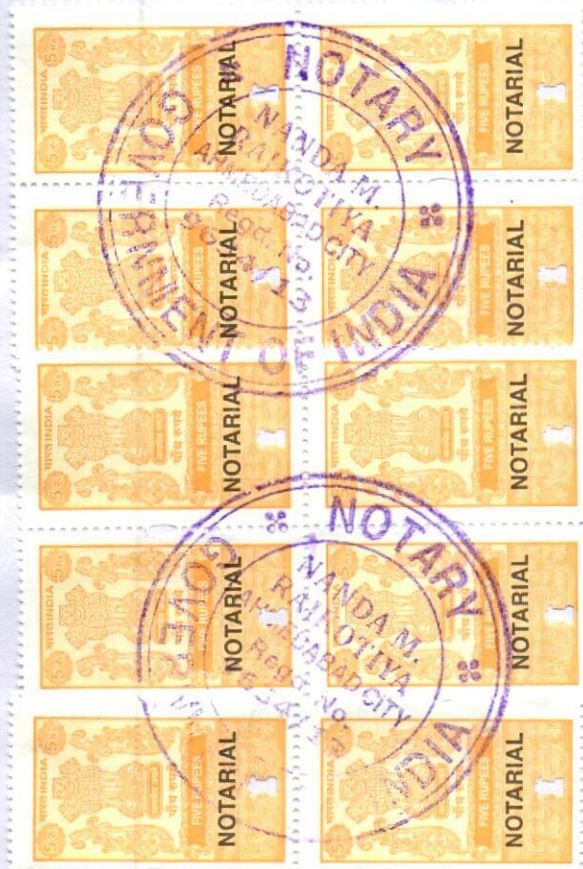
*Jinita*

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 24<sup>th</sup> day of June, 2022.



c.426

*Jinita*

Deponent



SIGNED  
BEFORE ME

*[Signature]*  
NANDA M. RAJKOTIYA  
NOTARY  
GOVT. OF INDIA  
24 JUN 2022





Date: 22-06-2022

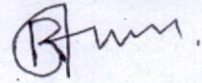
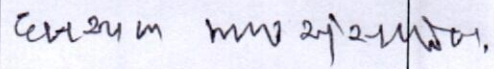
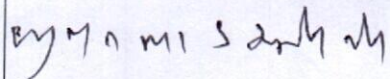
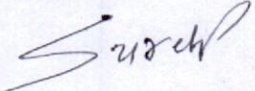
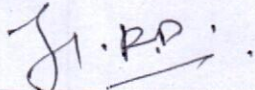
To,  
The Designated Officer,  
Gujarat Real Estate Regulatory Authority,  
Ahmedabad

**Sub: Authorised person for all matters relating to the Real Estate (Regulation and Development) Act, 2016**

We the partners of **Signature Realities** hereby give authority to our partner **Shri Jimit Sureshbhai Patel** to make application, sign documents, furnish information and carry-out all activities in relation to the Real Estate (Regulation and Development) Act, 2016 on behalf of our firm.

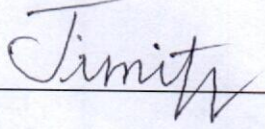
Yours faithfully,

**Persons giving authority**

| Sl. No. | Name of partner         | Signature                                                                             |
|---------|-------------------------|---------------------------------------------------------------------------------------|
| 1.      | Babubhai A Vora         |  |
| 2.      | Ghanshyambhai S Bhalala |   |
| 3       | Bhupatbhai S Bhalala    |   |
| 4       | Sureshbhai S Patel      |   |
| 5       | Hardik R Dobariya       |  |



**Person accepting authority**

| Sl. No. | Name of partner | Signature                                                                           |
|---------|-----------------|-------------------------------------------------------------------------------------|
| 1.      | Jimit S Patel   |  |