

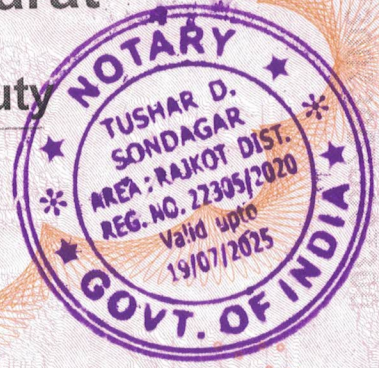


IN-GJ07713913459433V



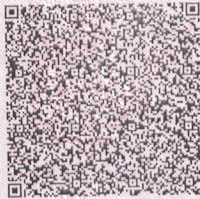
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ07713913459433V
Certificate Issued Date : 20-Jul-2023 09:14 AM
Account Reference : IMPACC (AC)/ gj13133211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1313321136126887470311V
Purchased by : VIPUL V PATEL ADVOCATE
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AKSHAT INNOVATION INDIA PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : AKSHAT INNOVATION INDIA PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Page No. 238/2023
Serial No. 4171
Receipt No. 4171
Date 20/07/2023



IN-GJ07713913459433V

JD 0044790505

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

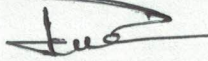
Affidavit cum Declaration

Affidavit cum Declaration of **MR. SORATHIYA KETANBHAI VALLABHBHAI** promoter /duly authorized by
the promoter of **AKSHANT INNOVATION INDIA PRIVATE LIMITED, PROJECT: ASOPALAV BUNGALOWS**
vide his authorization dated **15th July 2023**.

I, **MR. SORATHIYA KETANBHAI VALLABHBHAI** promoter/duly authorized by the promoter of **AKSHANT
INNOVATION INDIA PRIVATE LIMITED, PROJECT: ASOPALAV BUNGALOWS** do hereby solemnly declare,
undertake and state as under that;

1. I have a legal title to the land on which the development of **ASOPALAV BUNGALOWS** 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. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me is **31st May 2027**.
4. seventy per cent of the amounts realised by me/us 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. 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. 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. I 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. I shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations
made under the Act.

AKSHAT INNOVATION INDIA PVT. LTD.

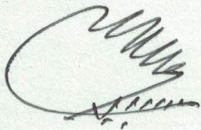

Deponent **DIRECTOR**



Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Rajkot on this 15th July 2023.



VIPUL V. PATEL
ADVOCATE
En.No.G/1291/05



AKSHAT INNOVATION INDIA PVT. LTD.



DIRECTOR
Deponent



Solemnly affirmed before me by
Sonathish (Aakash) K. Sondagar

who is identified by Shri *V.V. Patel*

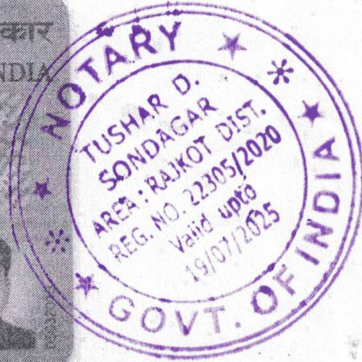
Advocate who is personally known to
me on this *20* day of *JULY* 20*23*

T.D. Sondagar
TUSHAR D. SONDAGAR
NOTARY (GOVT. OF INDIA)
RAJKOT

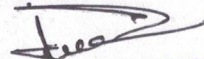
20/07/2023

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Serial No. *6171*
Receipt No. *6172*
Date *20/07/2023*





AKSHAT INNOVATION INDIA PVT. LTD.


DIRECTOR



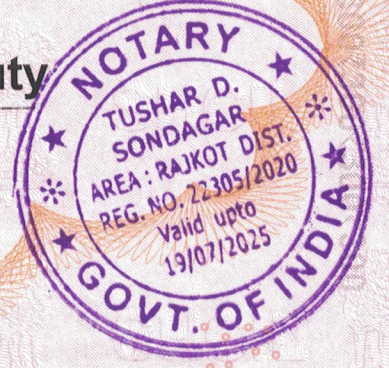


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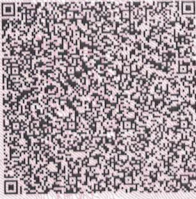
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ14056992442112V
Certificate Issued Date : 29-Jul-2023 06:28 PM
Account Reference : IMPACC (AC)/ gj13133211/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1313321152665629899430V
Purchased by : KETANBHAI VALLABHBHAI SORATHIYA
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AKSHAT INNOVATION INDIA PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : AKSHAT INNOVATION INDIA PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Page No. 245/2023
Serial No. 4309
Receipt No. 4309
Date 29/07/2023



₹300

IN-GJ14056992442112V

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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.

Affidavit cum declaration

Affidavit cum declaration of Ketanbhai Vallabhbhai Sorathiya Authorized Signatory of Akshat Innovation India Pvt Ltd for the project ASOPALAV BUNGALOWS Situated at R.S. no 82/1 P5 & 82/1 P6 Plot No. 40/4, Village VAVDI, Taluko RAJKOT.

I Mr. Ketanbhai Vallabhbhai Sorathiya authorised signatory of proposed project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

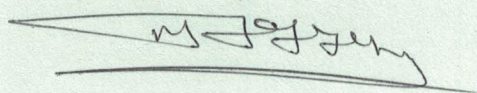
I /We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/We hereby undertake that till the drainage connectivity is provided by the concerned authority, septic tanks and soak well would be provided in accordance with (IS 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/construction/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.

29/07/2023



M. J. PATEL
B.A., LL.B.
ADVOCATE



AKSHAT INNOVATION INDIA PVT. LTD.


DIRECTOR

Deponent

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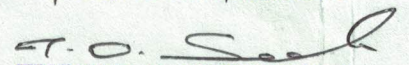
Serial No. 4309

Receipt No. 4309

Date 29/07/2023



Solemnly affirmed before me by Ketanbhai Vallabhbhai Sorathiya who is identified by Shri M. J. Patel Advocate who is personally known to me on this 29 day of July 2023.


TUSHAR D. SONDAGAR
NOTARY (GOVT. OF INDIA)
RAJKOT

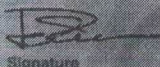
29/07/2023

आयकर विभाग
INCOME TAX DEPARTMENT

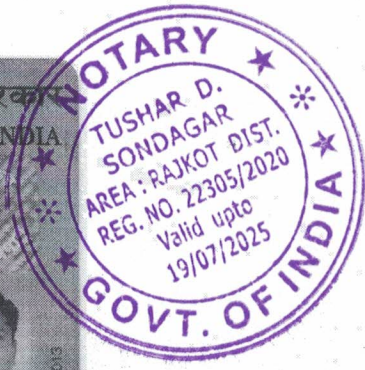
भारत सरकार
GOVT. OF INDIA

SORATHIYA KETANBHAI
VALLABHBHAI
VALLABHBHAI RAVJIBHAI SORATHIYA

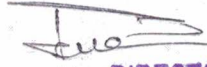
18/05/1980
Permanent Account Number
BIUPS4845J


Signature





AKSHAT INNOVATION INDIA PVT. LTD.


DIRECTOR



AKSHAT INNOVATION INDIA PVT.LTD

Shree Hari Darshan Vidhya Sankul, Behind Balaji Hall, 150 Feet Ring Road,
Rajkot-360004

Authority Letter

We directors of AKSHAT INNOVATION INDIA PVT LTD authorize our partner Mr.SORATHIYA KETANBHAI VALLABHBHAI to authorize all the documents of AKSHAT INNOVATION INDIA PVT LTD for the RERA related documents.

1) MUKESH VARSANI



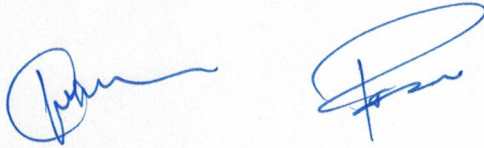
2) AJUDIYA HARDIKBHAI ANILBHAI



3) SORATHIYA KETANBHAI VALLABHBHAI



Regards,



AKSHAT INNOVATION INDIA PVT LTD