

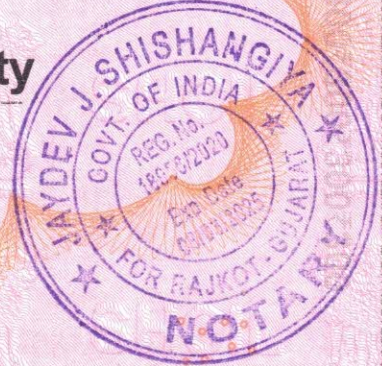


IN-GJ24232695466149V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ24232695466149V

Certificate Issued Date : 14-Mar-2023 07:26 PM

Account Reference : IMPACC (AC)/ gj13247511/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1324751175711662028250V

Purchased by : ELIXIR INFRACON LLP

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

Description : ELIXIR

Consideration Price (Rs.) : 0
(Zero)

First Party : ELIXIR INFRACON LLP

Second Party : Not Applicable

Stamp Duty Paid By : ELIXIR INFRACON LLP

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



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JD 0044597476

Statutory Alert:

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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. KUNAL CHANDULAL GOL** as partner and authorized signatory of **ELIXIR INFRACON LLP** promoter of **ELIXIR**, vide its/his/her/their authorization dated **22/02/2023**.

I, **KUNAL CHANDULAL GOL** promoter/duly authorized by the promoter of **ELIXIR** do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **ELIXIR** is proposed;

OR

ELIXIR INFRACON LLP have/has a legal title to the land on which the development of **ELIXIR** 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. The said land is free from all encumbrances.

OR

Details of encumbrance's -NA- including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is **31-12-2027**.
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/we 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/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

ELIXIR INFRACON LLP



DESIGNATED PARTNER

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at **RAJKOT** on this 14th day of March **February, 2023.**

ELIXIR INFRACON LLP



DESIGNATED PARTNER

Deponent



Solemnly Affirmed Before Me By
Shri. Kunal Chaudhary
 Who Is Identified By
 **Self** Advocate
Who Is Personally Known to Me On
This..14...Day of...March...2023

Jay J

JAYDEV J. SHISHANGIYA
 Advocate & Notary (Govt. Of India)
 RAJKOT - GUJARAT

Page No. 71
 Serial No. 2631
 Receipt No. 2631
 Date 14-03-2023



TO,
THE RERA AUTHORITY
GANDHINAGAR
GUJARAT.
DATE : 22-02-2023

SUBJECT: APPOINTMENT OF AUTHORISED SIGNATORY AND PROJECT HEAD FOR
RERA REGISTRATION

WE THE PARTNERS OF M/s ELIXIR INFRACON LLP DO HEREBY APPOINT KUNAL
CHANDULAL GOL AS THE AUTHORISED SIGNATORY AND KUNAL CHANDULAL
GOL AS THE PROJECT HEAD FOR THE PROJECT ELIXIR.

FOR M/s ELIXIR INFRACON LLP
PARTNERS

1. KUNAL CHANDULAL GOL



2. PARESH M CHANGELA



3. DINESHBHAI TEJABHAI BHALARA



4. PARESH MANSUKHBHAI BHALARA



5. KORAT JAYESH PARSOTAMBHAI



6. SAKARIA KISHAN GOVINDBHAI

Gadga

7. VIRAMDEVSIKH R JADEJA

V. Jadeja

8. SAKSHI MANISHKUMAR KANSAGRA

Kansagra

9. RAMANI KAPIL LALITBHAI

Ramani

10. MUKESHBHAI MANJIBHAI RAMANI

Ramani. m m

11. SUNNY PRADIPKUMAR KORADIA

Sunny

12. CHANDULAL NATHALAL GOL

Ch. Gol

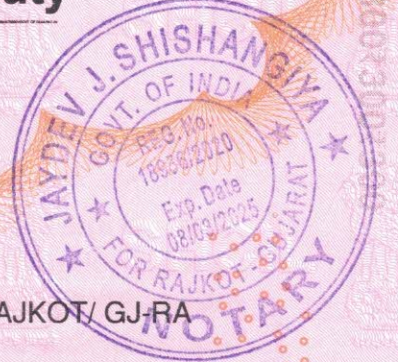


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Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ75008893076360V
Certificate Issued Date : 01-Jun-2023 12:34 PM
Account Reference : IMPACC (AC)/ gj13247511/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1324751176128233608972V
Purchased by : R D PATEL ADV
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : ELIXIR
Consideration Price (Rs.) : 0
(Zero)
First Party : ELIXIR INFRACON LLP
Second Party : Not Applicable
Stamp Duty Paid By : ELIXIR INFRACON LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr KUNAL CHANDULAL GOL, as partner and authorized signatory of ELIXIR INFRACON LLP promoter of ELIXIR Situated at Copper Green city, 80 Feet Road,, Rajkot.

I, Mr KUNAL CHANDULAL GOL, authorized signatory of proposed project duly authorized by the promoter of the project, do here by, 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.

Rajkot

Date: 31/05/2023



ELIXIR INFRACON LLP

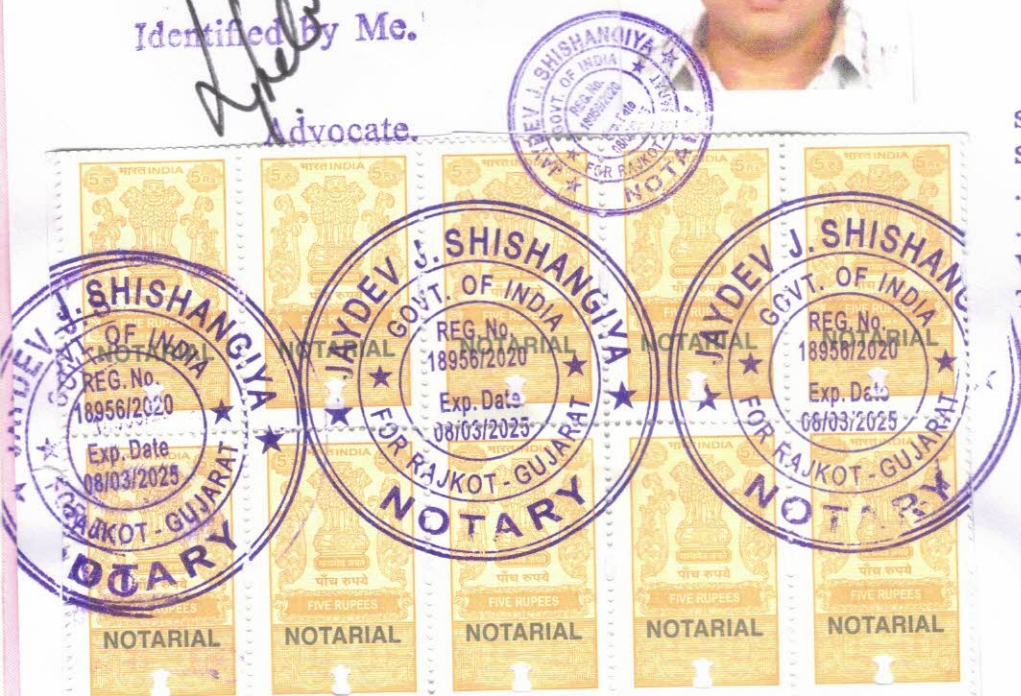
[Signature]
DESIGNATED PARTNER
Deponent

[Signature]
Identified By Me.
Advocate.

Solemnly Affirmed Before Me By
Shri. Kunal Chandulal Gol
..... K. Gol Who Is Identified By
..... R. D. Patel Advocate
Who Is Personally Known to Me On
This... 1 Day of... June ...2023

[Signature]
JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

Page No.15.2..
Serial No.5254..
Receipt No.5254..
Date 01.06.2023



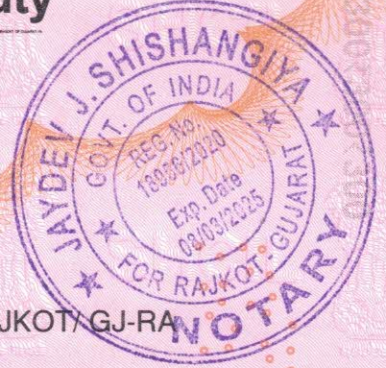


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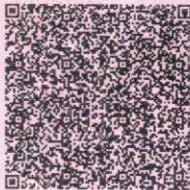


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Purchased by : R D PATEL ADV
Description of Document : Article 5(h) Agreement (not otherwise provided for)
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(Zero)
First Party : ELIXIR INFRACON LLP
Second Party : Not Applicable
Stamp Duty Paid By : ELIXIR INFRACON LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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AFFIDAVIT

AFFIDAVIT CUM DECLARATION OF Mr KUNAL CHANDULAL GOL AUTHORISED SIGNATORY OF ELIXIR INFRACON LLP FOR THE PROJECT ELIXIR AT Village - RAJKOT, Dist - RAJKOT. T.P.No.10(Nanamava), F.P.No.68+69/1+68+69/2, R.S.No.47/1&47/2, Plot No.1+1 Moje - NANAMAVA, TALUKA - RAJKOT, DISTRICT - RAJKOT.

I/We KUNAL CHANDULAL GOL AUTHORISED SIGNATORY, BY THE PROMOTER ELIXIR INFRACON LLP DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE THAT,

I HAVE SUBMITTED AN APPLICATION FOR RERA REGISTRATION VIDE ACKNOWLEDGEMENT NO. PR/RAJKOT/RAJKOT/GUJRERA/230510/014516 FOR MY ABOVE MENTIONED PROJECT.

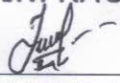
IN THE SUBMITTED PLANS (APPROVED BY THE COMPETENT AUTHORITY) ARE NOT SHOWING CARPET AREA. BUT THE FORM NO. 3 SUBMITTED BY ME AS PREPARED BY CHARTERED ACCOUNTANT SHRI KARTIK TUSHAR PAREKH IS SHOWING RERA CARPET AREA, WHICH IS TRUE AND CORRECT ACCORDING TO BEST OF MY KNOWLEDGE.

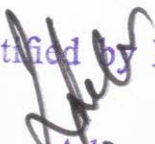
I AM AWARE THAT FROM 31ST DAY OF AUGUST, 2019 IT IS MANDATORY TO PAY RERA REGISTRATION FEES AS PER CARPET AREA VIDE NOTIFICATION NO. GH/V/116 OF 2019/RAR - 102018-1005L DATED 31.08.2019. IF ANY SHORTFALL REMAINS IN FEES AS PER FORM - 3 CARPET AREA CALCULATION. I/WE ARE BOUND TO PAY THE SAME.

Rajkot

Date: 31/05/2023

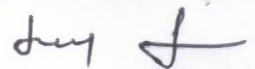
ELIXIR INFRACON LLP


DESIGNATED PARTNER
Authorised Signatory

Identified by Me.

Advocate.



Solemnly Affirmed Before Me By
Shri. Kunal Chandulal Gol
Who Is Identified By
R.D. Patel Advocate
Who Is Personally Known to Me On
This 31 Day of June 2023



JAYDEV J. SHISHANGIYA
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

Page No. 152
Serial No. 5255
Receipt No. 5255
Date 31.06.2023

