



IN-GJ71034195495705V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty No.: 3351B /2023

P. N. Ramani

PARESHKUMAR N. RAMANI**NOTARY****GOVT. OF INDIA****26 MAY 2023**

Certificate No. : IN-GJ71034195495705V
Certificate Issued Date : 26-May-2023 11:50 AM
Account Reference : IMPACC (CA)/ gj13301006/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1330100668131767831565V
Purchased by : GIRIRAJ ENTERPRISE LLP
Description of Document : Article 14 Bond
Description : FOR AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : GIRIRAJ ENTERPRISE LLP
Second Party : Not Applicable
Stamp Duty Paid By : GIRIRAJ ENTERPRISE LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

**IE 0005051722****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.



NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).



- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

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. ChiragkumarNalinbhaiSoniduly authorized by GIRIRAJ ENTERPRISE LLP. The promoter of proposed project AviratGirirajvide his authorization dated 20/05/2023.

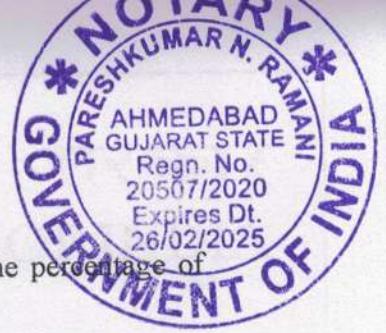
I, ChiragkumarNalinbhaiSoniduly authorized by the promoter of AviratGirirajdo hereby solemnly declare, undertake and state as under that;

GIRIRAJ ENTERPRISE LLP have a legal title to the land on which the development of AviratGirirajis to be carried out;

The said land is free from all encumbrances, rights, title, interest or name of any party in or over such land.

3. The time period within which the project shall be completed by us is 31/07/2027
4. seventy per cent of the amounts realized 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. 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 utilized for the project

X *Chirag Soni*



and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. we shall take all the pending approvals on time, from the competent authorities.
9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



GIRIRAJ ENTERPRISE LLP

Chirag Soni

Deponent

Verification

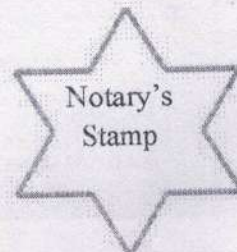
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by me at _____ on this 26 MAY 2023 day of _____

GIRIRAJ ENTERPRISE LLP

X *Chirag Soni*

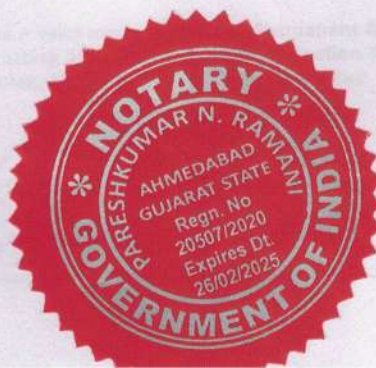
Deponent



SIGNED BEFORE ME

P. N. Ramani

PARESHKUMAR N. RAMANI
NOTARY
GOVT. OF INDIA
26 MAY 2023





ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAYFG7061K

नाम / Name

GIRIRAJ ENTERPRISE LLP

निगमन/गठन की तारीख

Date of Incorporation / Formation

26/09/2022



Signature Not
Verified
Digitally signed by
Income Tax Deptt.
Date: 2022.09.29 07:15:48
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAYFG7061K



नाम / Name
GIRIRAJ ENTERPRISE LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
26/09/2022

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैरूप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

Signature



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]

Certificate of Incorporation

LLP Identification Number: **ABC-5391**

The Permanent Account Number (PAN) of the LLP is AAYFG7061K

The Tax Deduction and Collection Account Number (TAN) of the LLP is AHMG10473B

It is hereby certified that GIRIRAJ ENTERPRISE LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this Twenty sixth day of September Two thousand twenty-two.

Digitally signed by DS MINISTRY OF
CORPORATE AFFAIRS 10
Date: Thu Sep 29 11:07:40 IST 2022

Vikram Singh
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

GIRIRAJ ENTERPRISE LLP

69, Narnarayan Co. op. ho. Society limited, opp. Prembiscuit, CO, SAIJPUR, BOGHA, NARODA, Naroda,
Ahmedabad, Ahmedabad, Gujarat, India-382330

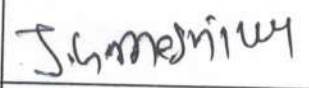
Ching Soni



Authority Letter

We, Partners Giriraj Enterprise LLP hereby solemnly affirm and declare that Chiragkumar Nalinbhai Soni to act as an authorized signatory and represent us for any matter relating to Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on me/ us.

Sr. No.	Full Name	Designation	Signature
1	KRUNAL NALINBHAI SONI	Partner	
2	AMIT GHANSHYAMBHAI RAJPARA	Partner	
3	HIREN BHARATBHAI RAJPARA	Partner	
4	MITESHKUMAR HANSRAJBHAI DOBARIYA	Partner	M.H. Dobariya
5	SARASWATI MITESHKUMAR DOBARIYA	Partner	S.M. Dobariya
6	DHAIVAT KANUBHAI PATEL	Partner	
7	JAYESHBHAI GANSHYAMBHAI MESHIYA	Partner	
8	BHADRESHBHAI BABUBHAI PATEL	Partner	T.B. Patel
9	HARDIK RAJNIKANT DOBARIYA	Partner	

AVIRAT GIRIRAJ

Nr. The Evans, Opp. Panchshlok Homes, Chandkheda-Tragad Road, Chandkheda, Ahmedabad.

girirajenterprisellp@gmail.com

Acceptance as an authorized signatory

I, Chiragkumar Nalinbhai Soni hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



Chiragkumar Nalinbhai Soni
Partner (Authorized Signatory)

Date: 20/05/2023

Place: Ahmedabad

401/C
26/8/23



IN-GJ31470501873428V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ31470501873428V
Certificate Issued Date : 26-Aug-2023 01:34 PM
Account Reference : IMPACC (CA)/ gj13301006/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1330100687856922144290V
Purchased by : GIRIRAJ ENTERPRISE LLP
Description of Document : Article 14 Bond
Description : FOR TDR
Consideration Price (Rs.) : 0
(Zero)
First Party : GIRIRAJ ENTERPRISE LLP
Second Party : Not Applicable
Stamp Duty Paid By : GIRIRAJ ENTERPRISE LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



SR NO. 401/C /2023
NANDA M. RAJKOTIYA
NOTARY



26 AUG 2023

IE 0014106780

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.

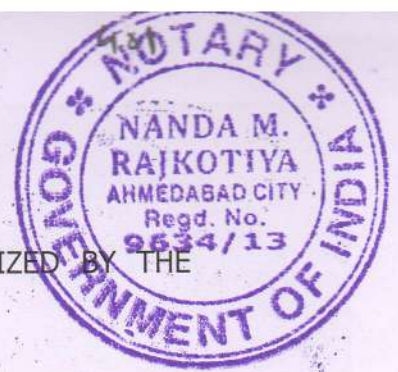


NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સુચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



DECLARATION, WHICH SHALL BE SIGNED BY PERSON AUTHORIZED BY THE PROMOTER

Declaration of Mr. Chiragkumar Nalinbhai Soni, partner and duly authorized by the promoter of firm GIRIRAJ ENTERPRISE LLP, the promoter of the proposed project "Avirat Giriraj";

I, Chiragkumar Nalinbhai Soni promoter and duly authorized by the promoter of firm GIRIRAJ ENTERPRISE LLP, the promoter of the proposed project "Avirat Giriraj", do hereby solemnly declare, undertake and state as under:

We hereby clarify and declare that we have purchased TDR of Rs. 3,55,00,000/- for our project Avirat Giriraj. Further we would like to state that we will sell units constructed using TDR FSI as and when M/s. RJP Infrastructure Private Limited will receive BU of their slum rehabilitation scheme.

Verification

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

Verify by me at Ahmedabad on 26th this day of August, 2023

For, Giriraj Enterprise LLP
FOR, GIRIRAJ ENTERPRISE LLP

PARTNER

Chiragkumar Nalinbhai Soni



IDENTIFIED BY ME

ADVOCATE

Name: Yogesh Zalavadiya
Sanad No. G/1421/20

SIGNED
BEFORE ME

NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA

26 AUG 2023



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAYFG7061K

नाम / Name

GIRIRAJ ENTERPRISE LLP

निगमन/गठन की तारीख

Date of Incorporation / Formation

26/09/2022



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2022.09.29 02:15:48
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Gut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAYFG7061K

नाम / Name

GIRIRAJ ENTERPRISE LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
26/09/2022



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

FOR, GIRIRAJ ENTERPRISE LLP

Signature

PARTNER

 **भारत सरकार**
GOVERNMENT OF INDIA



ચિરાગકુમાર નલિનભાઈ સોની
Chiragkumar Nalinbhai Soni
જન્મ તારીખ/ DOB: 18/08/1994
પુરુષ / MALE

4792 6342 2957

આધાર-સામાન્ય માણસનો અધિકાર







 **भारतीय विशिष्ट पहचान प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

આધાર સરનામું

પિતાનું/માતાનું નામ:	Address:
નલિનભાઈ, 3 ક્રિસ્ટલ બંગ્લોઝ,	S/O Nalinbhai, 3 Crystal
ઇતિહાસ રેસિડેન્સી સામે,	Bungalows, Opp.Etihas Residency,
રસધાન કોલ રોડ પાસે, નિકોલ,	Nr. Haspan Cross Road, Nikol,
નિકોલ, અમદાવાદ,	Nikol, Nikol, Ahmedabad,
ગુજરાત - 382350	Ahmadabad City,
	Gujarat - 382350

4792 6342 2957



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001

Chirag