



IN-GJ97856416087976V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

Regd. No.: 8303

Date: 5/07/2023

Certificate No. : IN-GJ97856416087976V
Certificate Issued Date : 05-Jul-2023 11:13 AM
Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313440421637579936630V
Purchased by : DILIP LAXMANBHAI MOJIDRA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AAYAM INFRA
Second Party : Not Applicable
Stamp Duty Paid By : AAYAM INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ97856416087976V

IE 0004923014

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. **Dilip Laxmanbhai Mojidra** Authorise partner of **AAYAM INFRA** Pan no **ABVFA1427F** conducting the Project named "**RISHIKESH REVIVE**" under construction of 1 Building total 49 Residential units consist 7 4BHK unit & 42 3BHK unit in single Phase of the Project situated on the Plot bearing RSN no 293/1 , T.P scheme 15 & F.P no 154 & CITY SURVEY NO 1219 admeasuring 1827 sq.mtr. Mouje vasana Ta. & dist. Vadodara, demarcated by its boundaries (latitude 22°17'55.4"N and longitude 73°09'15.7"E of the end point) Rangavdhutpura to the North , 12 Mtr TP Road to the South , Anant Park Society to the East , Rangavdhutpura to the West , Mouje Vasna Ta. & dist. Vadodara admeasuring 1827 sq.mtr . Area being developed by **AAYAM INFRA** (project name **RISHIKESH REVIVE**) as per the approved plan has been promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/02/2022

We are Mr. **Dilip Laxmanbhai Mojidra** Authorise partner of **AAYAM INFRA** promoter of the proposed project / duly authorized by the promoter of the proposed/Current project do hereby solemnly declare, undertake and state as under That:

1. promoter m/s of **AAYAM INFRA** Pan no **ABVFA1427F** conducting the Project named "**RISHIKESH REVIVE**" under construction of 1 Building total 49 Residential units consist 7 4BHK unit & 42 3BHK unit in single Phase of the Project situated on the Plot bearing RSN no 293/1 , T.P scheme 15 & F.P no 154 & CITY SURVEY NO 1219 admeasuring 1827 sq.mtr. Mouje vasana Ta. & dist. Vadodara, demarcated by its boundaries (latitude 22°17'55.4"N and longitude 73°09'15.7"E of the end point) Rangavdhutpura to the North , 12 Mtr TP Road to the South , Anant Park Society to the East , Rangavdhutpura to the West , Mouje Vasna Ta. & dist. Vadodara admeasuring 1827 sq.mtr . Area being developed by **AAYAM INFRA** (project name **RISHIKESH REVIVE**) as per the approved plan, have / has a legal title to the land on which the development of the project is proposed/ongoing

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/promoter Is **31/12/2029 (thirty first twelve two thousand Twenty-nine)**.
4. seventy per cent of the amounts realised 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. 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/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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I/promoter shall take all the pending approvals on time, from the competent authorities.

9. I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Dilip Laxmanbhai Mojidra

Deponent
Mr. Dilip Laxmanbhai Mojidra
Authorise partner of AAYAM INFRA

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 Vadodara on this _____ day of _____, 2023.



Dilip Laxmanbhai Mojidra

Deponent.
Mr. Dilip Laxmanbhai Mojidra
Authorise partner of AAYAM INFRA



BEFORE ME

A. B. Tripathi
A. B. TRIPATHI
NOTARY (Govt. of India)





IN-GJ02976504589414V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300

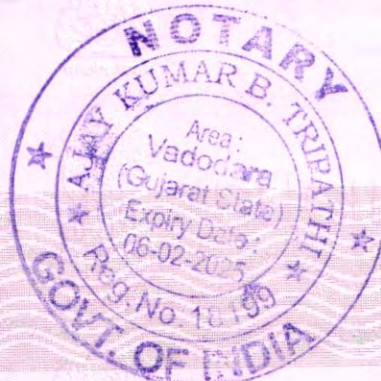
Certificate No. : IN-GJ02976504589414V
Certificate Issued Date : 03-Feb-2023 05:29 PM
Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313440433545926774326V
Purchased by : DILIP LAXMANBHAI MOJIDRA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : DILIP LAXMANBHAI MOJIDRA AND OTHERS
Second Party : Not Applicable
Stamp Duty Paid By : DILIP LAXMANBHAI MOJIDRA AND OTHERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No: 557

Date: 3 / 2 / 2023



₹300



IN-GJ02976504589414V

JD 0026323416

Statutory Alert:

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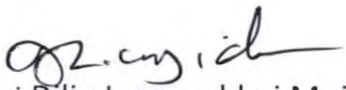


Authority Letter for Registration and all other Work under ROF,
RERA,GST,MGVCL,V.M.S.S,VUDA WORK

With Reference to above we partners of Aayam Infra(Having PAN no- ABVFA1427F) office at 401, saffron classic, Sbs Colony ,Delux 4 Rasta, Nizampura, Vadodara, Gujarat, 390002.

Would like to declare that we engage in the business of construction of buildings, we would like to declare following Shri. Dilip Laxmanbhai Mojidra (Partner of Aayam Infra) as our authorize representative for ROF,GUJ.RERA, GST, MGVC, V.M.S.S,VUDA WORK, drafting of any land documents, sales deed, agreement to sale or any Government, Non-Government, Semi Government related works and we would declare that all the work done by following Authorize representative would be binding on us

Hope above information will meet your requirement & satisfy you.


1. Shri.Dilip Laxmanbhai Mojidra




2. Shri.Raj Dilipbhai Mojidra





[Signature]

3. Shri. Vijaybhai Laxmanbhai Mojidra



[Signature]

4. Shri. Devendra Jerambhai Mojidra



[Signature]

5. Shri. Bhaveshbhai Chimanbhai Patel



Acceptance as authorized Representative

[Signature]

1. Shri. Dilip Laxmanbhai Mojidra

Date: - 31/01/2023

Place: - Vadodara



BEFORE ME

[Signature]

A. B. TRIPATHI
NOTARY (Govt. of India)



IN-GJ10323181423402V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ10323181423402V

Certificate Issued Date : 24-Jul-2023 06:10 PM

Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1313440446192016797906V

Purchased by : DILIP LAXMANBHAI MOJIDRA

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : AAYAM INFRA

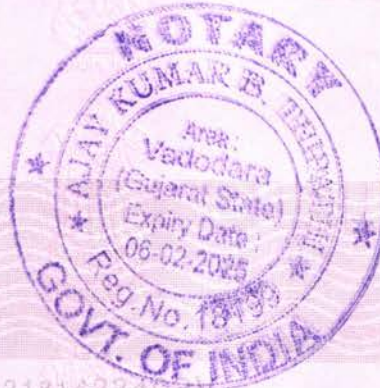
Second Party : Not Applicable

Stamp Duty Paid By : AAYAM INFRA

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

Regd. No.: 8962

Date: 24/07/2023

**Statutory Alert:**

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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.

IE 0004923955



- 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-1

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 Mr/Ms. Dilip Laxmanbhai Mojidra Authorized Signatory & Partner of AAYAM INFRA by the Promoter of the proposed project, vide its/his/their authorization dated 19/02/2022

I, Dilip Laxmanbhai Mojidra Authorized Signatory & Partner of AAYAM INFRA the promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with as project land owners as mentioned in Annexure A by way of registered Development agreement, Registered on date 27/12/2021 at sub Registrar office VMC to develop the land bearing RSN no 293/1 , T.P scheme 15 & F.P no 154 & CITY SURVEY NO 1219 admeasuring 1827 sq.mtr Mouje vasana Ta. & dist. Vadodara

2. That project land owners as mentioned in Annexure A have/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.

OR

That details of encumbrances non-encumbrance (RSN no 293/1 , T.P scheme 15 & F.P no 154 & CITY SURVEY NO 1219 admeasuring 1827 sq.mtr Mouje vasana Ta. & dist. Vadodara) (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

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



Deponent

[Handwritten Signature]

Dilip Laxmanbhai Mojidra
Authorized Signatory & Partner of AAYAM INFRA

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 Vadodara on this _____ of Day of _____ 2023

Deponent



[Handwritten Signature]

Dilip Laxmanbhai Mojidra
Authorized Signatory & Partner of AAYAM INFRA

Authenticated after
execution before me

[Handwritten Signature]
A.B. TRIPATHI
NOTARY (Govt. of India)



Annexure A

- 1 Anilkumar Mohanlal Tatariya, age : adult, Occupation: Retired, Residing at A-1/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/1).
- 2 Mayur Aniruddh Gandhi, age: adult, Occupation: Service, Residing at A-1/2, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/2).
- 3 Dr. D. K. Kanchan, age: adult, Occupation: Service, Residing at A-1/3, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/3).
- 4 Hardik Chandrakant Kahar, age: adult, Occupation: Service, Residing at A-1/4, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/4).
- 5 Smt. Prakruti Rajan Dalal, age: adult, occupation: housewife, residing at 111, Alka Society, Third Floor, Akota, Vadodara, Self (5/1) Smt. Yamie Arpit Shah Daughter of Rajan Dalal, residing at present Australia, and (5/2) Shri Daksh Rajan Dalal, residing at Jamnagar, (Owner of Flat No. A-2/1).
- 6 Lilaben Ambalal Patel, age: adult, Occupation: housewife, Residing at A-2/2, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (6/1) Pritikaben Nitinbhai Patel, residing at present 52 Clrude DR Buffalo NY-14206, U.S.A., (Owner of Flat No. A-2/2).
- 7 Abhijit Bhabani Tewary, age: adult, Occupation: Service, Residing at 7, PrathamUpvan, Sun-Pharma Road, Tandalja Vadodara, (Owner of Flat No. A-2/3).
- 8 Anil Khedan Tripathi, age: adult, Occupation: Service, Residing at 7, Thana Bhanwarkol, Siadih, Ghazipur, Uttar Pradesh – 233 001, (Owner of Flat No. A-2/4).
- 9 Piyush Hasmukhbhai Khant, age: adult, Occupation: Business, Residing at A-3/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-3/1).
- 10 Rajendra Sant Singh, age: adult, Occupation : Service, Residing at 19 Louis Dr Montville NJ U.S.A. 07045 (Owner of Flat No. A-3/2).
- 11 Meenakshi Deepak Pant, age: adult, Occupation: housewife, residing at G-7, Sarvodaya Nagar, Shiv Temple, Indira Nagar, Lucknow, Uttar Pradesh – 226 016 (Owner of Flat No. A-3/3).
- 12 Nikunj Bhupendrabhai Bhatt, age: adult, Occupation: Service, residing at A-3/4 Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-3/4).
- 13 Tushar Navnit Jani, age: adult, Occupation : Service, residing at 11 ,Holend court ,Denmark Road, Glostar , U.K. (Landon), (Owner of Flat No. A-4/1)
- 14 Hardikar Mamta Dattatray, age: adult, Occupation: Service, Residing at Block 350, # 06-446, Tempines Street 33, Singapor, 520350 (Owner of Flat No. A-4/2).
- 15 Jayantkumar Ghosh, age: adult, Occupation: Retired, residing at 102, Vraj Complex, Beside Vasna Octroi Naka, Vasna Road, Vadodara, (Owner of Flat No. A-4/3).
- 16 Roshni Shyam Prajapati, age: adult, Occupation: Service, residing at A-4/4, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-4/4).
- 17 Pareshkumar Anilkumar Tataria, age: adult, Occupation: Business, residing at B-1/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. B-1/1).

- 18 Gautambhai Hasmukhlal Mehta, age: adult, Occupation :Service, residing at 1109 Westgate Drive Liburn, GA 30047 ,U.S.A. (Owner of Flat No. B-1/2)
- 19 Smt. Rolee Kanchan, age: adult, Occupation: Service, residing at A-1/3, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. B-1/3)
- 20 Mitesh Harishchandra Thaker, age: adult, Occupation : Service, residing at B-1/4, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. B-1/4).
- 21 Latikaben Bhupendrabhai Hathi, aged: adult, Occupation : housewife, residing at C-1/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. C/1/1).
- 22 Surendra Kumar Sharma, age: adult, Occupation : Service, residing at 3, Narayan Villas, Behind B. H. Motors, Sun-Pharma Road, Vadodara, (Owner of Flat No. C-1/2).
- 23 Purushottam Mohanbhai Sitapara, age: adult, Occupation Service, residing at B-3/2, G.S.E.C.L Colony, Tharmal Power Station, Gandhinagar, (Owner of Flat No. C-1/3).
- 24 Ashokkumar Khandelwal and (24/1) Smt. Prachi Khandelwal, Both age : adult, Both Occupation: Service, Both are residing at present 809 , Alhilal Bank Building , Abdul Aziz Road, AL Oassimia Area, Sharjah 23467, U.A.E. (Owner of Flat No. C-1/4)
- 25 Dattatraya Morarji Desai, age: adult, Occupation : Retired, residing at C-2/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. C-2/1).
- 26 Rajesh Tiwary, age: adult, Occupation :Service, residing at B- 302, Shree Balaji Residency , opp.-Devpujan Motera, Sabarmati , Ahmedabad, Gujarat-380005 (Owner of Flat no. C-2/2)
- 27 Kanchan Mala, age: adult, Occupation : Doctor, residing at Ward-4, Prabhu Thakur Mohalla, Rosera, Samastipur, Bihar – 848 210 (Owner of Flat No. C-2/3).
- 28 Alok Kumar , age: adult, Occupation : Service, residing at 351, Suncity Paradise, Behind Vishwamitri Township, Manjalpur, Vadodara, (Owner of Flat No. C-2/4).



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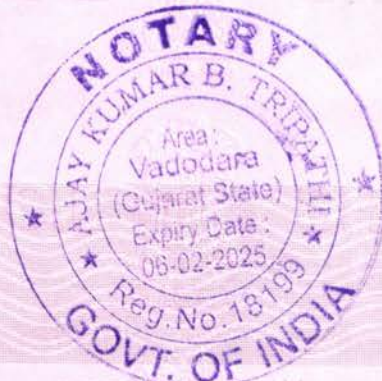


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No: 8963
Date: 24/07/2023

Certificate No. : IN-GJ10319794440204V
Certificate Issued Date : 24-Jul-2023 06:06 PM
Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313440446185721228432V
Purchased by : DILIP LAXMANBHAI MOJIDRA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AAYAM INFRA
Second Party : Not Applicable
Stamp Duty Paid By : AAYAM INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ10319794440204V

IE 0004923954

Statutory Alert:

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- 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.

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./Ms. Dilip Laxmanbhai Mojidra Authorized Signatory & Partner Of AAYAM INFRA by the Promoter of the proposed project, vide its/his/their authorization dated 27/12/2021; AND
- 2) Mr./Ms. Dilip Laxmanbhai Mojidra A duly authorized by project land owners as mentioned in Annexure A duly authorized by the owner/lessor of the project land, vide its/his/their authorization / Power of attorney

We, 1) Dilip Laxmanbhai Mojidra Authorized Signatory & Partner Of AAYAM INFRA by the promoter of the proposed project, AND 2) project land owners as mentioned in Annexure A owner of the project land do hereby solemnly declare, undertake and state as under:

- A. I/We have entered into registered Development agreement, Registered on date 27/12/2021 at sub Registrar office VMC to develop the land bearing RSN no 293/1 , T.P scheme 15 & F.P no 154 & CITY SURVEY NO 1219 admeasuring 1827 sq.mtr Mouje vasana Ta. & dist. Vadodara Village/City (said land);
- B. That Dilip Laxmanbhai Mojidra A duly authorized by project land owners as mentioned in Annexure A duly authorized by the owner/lessor of the project land, vide its/his/their authorization / Power of attorney have/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.

OR

That details of encumbrances non-encumbrance (RSN no 293/1 , T.P scheme 15 & F.P no 154 & CITY SURVEY NO 1219 admeasuring 1827 sq.mtr Mouje vasana Ta. & dist. Vadodara) (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

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

Dilip Laxmanbhai Mojidra
Authorized Signatory & Partner Of AAYAM INFRA



2)

Dilip Laxmanbhai Mojidra
A duly authorized by project land owners as mentioned in Annexure A

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 Vadodara on this ____ day of ____ 2023

Deponent



1)

[Signature]

Dilip Laxmanbhai Mojidra

Authorized Signatory & Partner Of AAYAM INFRA

2)

[Signature]

Dilip Laxmanbhai Mojidra

A duly authorized by project land owners as mentioned in Annexure A

Authenticated after
execution before me

[Signature]
A.B. TRIPATHI
NOTARY (Govt. of India)

Annexure A

- 1 Anilkumar Mohanlal Tatariya, age : adult, Occupation: Retired, Residing at A-1/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/1).
- 2 Mayur Aniruddh Gandhi, age: adult, Occupation: Service, Residing at A-1/2, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/2).
- 3 Dr. D. K. Kanchan, age: adult, Occupation: Service, Residing at A-1/3, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/3).
- 4 Hardik Chandrakant Kahar, age: adult, Occupation: Service, Residing at A-1/4, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-1/4).
- 5 Smt. Prakruti Rajan Dalal, age: adult, occupation: housewife, residing at 111, Alka Society, Third Floor, Akota, Vadodara, Self (5/1) Smt. Yamie Arpit Shah Daughter of Rajan Dalal, residing at present Australia, and (5/2) Shri Daksh Rajan Dalal, residing at Jamnagar, (Owner of Flat No. A-2/1).
- 6 Lilaben Ambalal Patel, age: adult, Occupation: housewife, Residing at A-2/2, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (6/1) Pritikaben Nitinbhai Patel, residing at present 52 Clrude DR Buffalo NY-14206, U.S.A., (Owner of Flat No. A-2/2).
- 7 Abhijit Bhabani Tewary, age: adult, Occupation: Service, Residing at 7, PrathamUpvan, Sun-Pharma Road, Tandalja Vadodara, (Owner of Flat No. A-2/3).
- 8 Anil Khedan Tripathi, age: adult, Occupation: Service, Residing at 7, Thana Bhanwarkol, Siadih, Ghazipur, Uttar Pradesh – 233 001, (Owner of Flat No. A-2/4).
- 9 Piyush Hasmukhbhai Khant, age: adult, Occupation: Business, Residing at A-3/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-3/1).

- 10 Rajendra Sant Singh, age: adult, Occupation : Service, Residing at 19 Louis Dr Montville NJ U.S.A. 07045 (Owner of Flat No. A-3/2).
- 11 Meenakshi Deepak Pant, age: adult, Occupation: housewife, residing at G-7, Sarvodaya Nagar, Shiv Temple, Indira Nagar, Lucknow, Uttar Pradesh – 226 016 (Owner of Flat No. A-3/3).
- 12 Nikunj Bhupendrabhai Bhatt, age: adult, Occupation: Service, residing at A-3/4 Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-3/4).
- 13 Tushar Navnit Jani, age: adult, Occupation : Service, residing at 11 ,Holend court ,Denmark Road,Glostar , U.K. (Landon), (Owner of Flat No. A-4/1)
- 14 Hardikar Mamta Dattatray, age: adult, Occupation: Service, Residing at Block 350, # 06-446, Tempines Street 33, Singapor, 520350 (Owner of Flat No. A-4/2).
- 15 Jayantkumar Ghosh, age: adult, Occupation: Retired, residing at 102, Vraj Complex, Beside Vasna Octroi Naka, Vasna Road, Vadodara, (Owner of Flat No. A-4/3).
- 16 Roshni Shyam Prajapati, age: adult, Occupation: Service, residing at A-4/4, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. A-4/4).
- 17 Pareshkumar Anilkumar Tataria, age: adult, Occupation: Business, residing at B-1/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. B-1/1).
- 18 Gautambhai Hasmukhlal Mehta, age: adult, Occupation : Service, residing at 1109 Westgate Drive Liburn, GA 30047 ,U.S.A. (Owner of Flat No. B-1/2)
- 19 Smt. Rolee Kanchan, age: adult, Occupation: Service, residing at A-1/3, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. B-1/3)
- 20 Mitesh Harishchandra Thaker, age: adult, Occupation : Service, residing at B-1/4, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. B-1/4).
- 21 Latikaben Bhupendrabhai Hathi, aged: adult, Occupation : housewife, residing at C-1/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. C/1/1).
- 22 Surendra Kumar Sharma, age: adult, Occupation : Service, residing at 3, Narayan Villas, Behind B. H. Motors, Sun-Pharma Road, Vadodara, (Owner of Flat No. C-1/2).
- 23 Purushottam Mohanbhai Sitapara, age: adult, Occupation Service, residing at B-3/2, G.S.E.C.L Colony, Tharmal Power Station, Gandhinagar, (Owner of Flat No. C-1/3).
- 24 Ashokkumar Khandelwal and (24/1) Smt. Prachi Khandelwal, Both age : adult, Both Occupation: Service, Both are residing at present 809 , Alhilal Bank Building , Abdul Aziz Road, AL Oassimia Area, Sharjah 23467, U.A.E. (Owner of Flat No. C-1/4)
- 25 Dattatraya Morarji Desai, age: adult, Occupation : Retired, residing at C-2/1, Rishikesh Apartment, Opp: Anantpark Society, Diwalipura, Vadodara, (Owner of Flat No. C-2/1).
- 26 Rajesh Tiwary, age: adult, Occupation : Service, residing at B- 302, Shree Balaji Residency , opp.-Devpujan Motera, Sabarmati , Ahmedabad, Gujarat-380005 (Owner of Flat no. C- 2/2)
- 27 Kanchan Mala, age: adult, Occupation : Doctor, residing at Ward-4, Prabhu Thakur Mohalla, Rosera, Samastipur, Bihar – 848 210 (Owner of Flat No. C-2/3).
- 28 Alok Kumar , age: adult, Occupation : Service, residing at 351, Suncity Paradise, Behind Vishwamitri Township, Manjalpur, Vadodara, (Owner of Flat No. C-2/4).



IN-GJ10324575926867V



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ10324575926867V

Certificate Issued Date : 24-Jul-2023 06:12 PM

Account Reference : IMPACC (SV)/ gj13134404/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1313440446196647950551V

Purchased by : DILIP LAXMANBHAI MOJIDRA

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : AAYAM INFRA

Second Party : Not Applicable

Stamp Duty Paid By : AAYAM INFRA

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

Regd. No.: 8961

Date: 24/07/2023



IN-GJ10324575926867V

IE 0004923956

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.



- 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.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Dilip Laxmanbhai Mojidra Authorise partner of **AAYAM INFRA** Pan no **ABVFA1427F** conducting the Project named "**RISHIKESH REVIVE**" under construction of 1 Building total 49 Residential units consist 7 4BHK unit & 42 3BHK unit in single Phase of the Project situated on the Plot bearing RSN no. 293/1, T.P scheme 15 & F.P no 154 & CITY SURVEY NO 1219 admeasuring 1827 sq.mtr. Mouje Vasana Ta. & dist. Vadodara, demarcated by its boundaries (latitude 22°17'55.4"N and longitude 73°09'15.7"E of the end point) Rangavdhutpura to the North, 12 Mtr TP Road to the South, Anant Park Society to the East, Rangavdhutpura to the West, Mouje Vasna Ta. & dist. Vadodara admeasuring 1827 sq.mtr. Area being developed as per the approved plan has been promoter of the proposed project /duly authorized by the promoter of the proposed project,

I Mr. Dilip Laxmanbhai Mojidra Authorise partner of **AAYAM INFRA** promoter of the proposed project / duly authorized by the promoter of the proposed/Current project do hereby solemnly declare, undertake and state as under That:

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 (IS2470). The provision for disposal of drainage would be as per Rule 23.10.1 of The new GDCR-2017. OR

Our project **RISHIKESH REVIVE** (Project name) is in the VUDA (Authority name) Vadodara Urban Development area. There exists drainage network in Surrounding of project area. We shall connect drainage network of our project with existing drainage network of VUDA (Authority name) With prior permission of VUDA (Authority name) prior to giving possession to Allottees.

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 Gujrat 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.



Verification

[Signature]

Deponent
Dilip Laxmanbhai Mojidra
Authorise partner of **AAYAM INFRA**

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 Vadodara on this ____ day of _____, 2023.



[Signature]

Deponent
Dilip Laxmanbhai Mojidra
Authorise partner of **AAYAM INFRA**

Authenticated after
execution before me

[Signature]
A.B. TRIPATHI
NOTARY (Govt. of India)