



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ68113001521018U

Certificate Issued Date : 02-Dec-2022 11:15 AM

Account Reference : IMPACC (SV)/ gj13011404/ NANPURA/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1301140464536119314750U

Purchased by : MS AAKAR INFRA

Description of Document : Article 29 Indemnity Bond

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : MS AAKAR INFRA

Second Party : Not Applicable

Stamp Duty Paid By : MS AAKAR INFRA

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

Serial No.: 6355/22
Date: 02 DEC 2022



Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

JD 0023857757



SHCIL



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- 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 / કેન્દ્રની મુલાકાત લેવી.



(2)

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 **KIRITBHAI NANUBHAI NAIK** authorised partner of **M/s. AAKAR INFRA** duly authorized by the promoter of **AAKAR HEIGHTS**, vide its/his/her/their authorization dated 10/10/2022.

I, **KIRITBHAI NANUBHAI NAIK** authorised partner of **M/s. AAKAR INFRA** duly authorized by the promoter of **AAKAR HEIGHTS** 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 **AAKAR HEIGHTS** (Name of the proposed project) is proposed

OR

_____ have/has a legal title to the land on which the development of _____ (Name 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 promoter for development of the real estate project is enclosed herewith.

2. The said land is free from all encumbrances.

OR

Details of encumbrances _____ 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 **31/10/2025**.
4. That seventy percent 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.

(3)

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.

FOR AAKAR INFRA
Bhram
Depo ~~ment~~ PARTNER

VERIFICATION

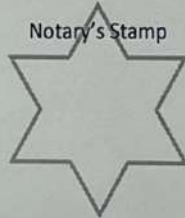
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at SURAT on this 2nd day of DECEMBER, 2022.



FOR AAKAR INFRA
Bhram
Depo ~~ment~~ PARTNER

Notary's Stamp



**SOLEMNLY AFFIRMED
BEFORE ME**

N.K. Bhram
**NIRAVKUMAR K. BHAGAT
NOTARY
SURAT CITY (GUJARAT)
GOVT. OF INDIA**

Serial No.: 6385/22
Date: 02 DEC 2022

 **भारत सरकार**
GOVERNMENT OF INDIA

 **नायक किरिठभाई**
Naik Kiritbhai
जन्म तारीख / DOB : 10/03/1957
पुरुष / MALE

4340 3029 0849



आधार - सामान्य मापदंडों अधिकार

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

संलग्नक
S/O: नानुभाई, 10/1183, किताब महल,
नंदशंकर मोहोली, गोपपुरा, सुनवाली, सुरत,
गुजरात, 395001

Address:
S/O: Nanubhai, 10/1183, kitab
mahal, nandshankar moholio,
gopipura, Sunvali, Surat,
Gujarat, 395001



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

168/23



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ88330226855202V
Certificate Issued Date : 09-Jan-2023 10:14 AM
Account Reference : IMPACC (SV)/ gj13011404/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1301140404648787380656V
Purchased by : AAKAR INFRA AND OTHERS
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AAKAR INFRA AND OTHERS
Second Party : Not Applicable
Stamp Duty Paid By : AAKAR INFRA AND OTHERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Serial No.: 168/23
Date : 09 JAN 2023



IN-GJ88330226855202V

JD 0024134982

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority

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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-1**(Gujarat RERA Order -23 dt.23/05/2019)**

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 of **KIRITBHAI NANUBHAI NAIK** authorised partner of **M/s. AAKAR INFRA** duly authorized by the promoter of **AAKAR HEIGHTS**, vide its/his/her/their authorization dated 10/10/2022.

I, **KIRITBHAI NANUBHAI NAIK** authorised partner of **M/s. AAKAR INFRA** duly authorized by the promoter of **AAKAR HEIGHTS** do hereby solemnly declare, undertake and state as under that;

1. I/we have entered into an agreement with **KIRITBHAI NANUBHAI NAIK** and **KALPANABEN KIRITBHAI NAIK** by way of registered development agreement registered on dated 30/08/2022 at sub registrar office, Surat to develop the land bearing Block No.104/p 1, T.P. 8 (Palanpore), F.P. No. 76+77p Sub-Plot No.2, Village : Palanpore, Dist.: Surat ;
2. That **KIRITBHAI NANUBHAI NAIK** and **KALPANABEN KIRITBHAI NAIK** have 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 owners 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 _____ (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 conditions of development agreement and fulfil all my obligations under the said agreement, specifically the obligations of making the full payments towards consideration for the land/development rights. I will keep the authority apprised of the schedule payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us at quarterly basis.
4. That I/we will be liable for fulfilment of my/our obligations under the Act towards the allottees of the unit/apartments.

Deponent



VERIFICATION

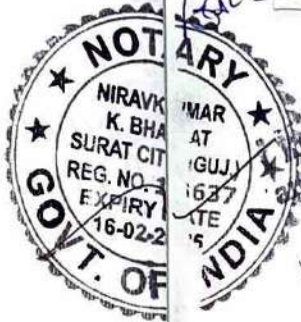
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at SURAT on this _____ day of JANUARY, 2023.

FOR AAKAR INFRA
[Signature]
Dependent
PARTNER



Notary's Stamp



Now the Signatory
is Identified by me.
[Signature]
Advocate



**SOLEMNLY AFFIRMED
BEFORE ME**

[Signature]
NIRAVKUMAR K. BHAGAT
NOTARY
SURAT CITY (GUJARAT)
GOVT. OF INDIA

Serial No.: 168/23
Date: 09 JAN 2023

169/23



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ88329438075370V

Certificate Issued Date : 09-Jan-2023 10:12 AM

Account Reference : IMPACC (SV)/ gj13011404/ NANPURA/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1301140404647336954286V

Purchased by : AAKAR INFRA

Description of Document : Article 29 Indemnity Bond

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : AAKAR INFRA

Second Party : Not Applicable

Stamp Duty Paid By : AAKAR INFRA सत्यमेव जयते

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



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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.
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- NOTICE**
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- 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-2(Gujarat RERA Order -23 dt.23/05/2019)

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNERS OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Joint Affidavit cum Declaration of,

- 1) Mr. **KIRITBHAI NANUBHAI NAIK** authorised partner of **M/s. AAKAR INFRA** duly authorized by the promoter of proposed project **AAKAR HEIGHTS**, vide its/his/her/their authorization dated 10/10/2022.

AND

- 2) **KIRITBHAI NANUBHAI NAIK** and **KALPANABEN KIRITBHAI NAIK** - the owners of the project land ;

We, 1) **KIRITBHAI NANUBHAI NAIK** authorised partner of **M/s. AAKAR INFRA** duly authorized by the promoter of proposed project **AAKAR HEIGHTS** AND 2) **KIRITBHAI NANUBHAI NAIK** and **KALPANABEN KIRITBHAI NAIK** - the owners of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered development agreement, registered on dated 30/08/2022 at sub registrar office, Surat to develop the land bearing Block No.104/p 1, T.P. 8 (Palanpore), F.P. No. 76+77p Sub-Plot No.2, Village : Palanpore, Dist.: Surat;
- B. That **KIRITBHAI NANUBHAI NAIK** and **KALPANABEN KIRITBHAI NAIK** have 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 owners and 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 _____ (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 development agreement and fulfil all my obligations under the said agreement, specifically the obligations of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the Provision 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.



(3)

- 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 the project.

FOR AAKAR INFRA

Deponent 1)

PARTNER

2-1)

2-2)

K. K. Naik

VERIFICATION

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

Verify by me at SURAT on this _____ day of DECEMBER, 2022.

FOR AAKAR INFRA

Deponent 1)

PARTNER

2-1)

2-2)

K. K. Naik

Notary's Stamp



**SOLEMNLY AFFIRMED
BEFORE ME**

**NIRAVKUMAR K. BHAGAT
NOTARY
SURAT CITY (GUJARAT)
GOVT. OF INDIA**

**I Know the Signatory
and Identified by me.**

Advocate

Serial No: 169/23
Date: 9 JAN 2023

AAKAR INFRA

10/1183, Nandshankar Street, Gopipura, Surat - 395 001,

E mail : kiritnaik10@gmail.com

AUTHORITY LETTER

We, the undersigned are the partners of the Firm **M/S. AAKAR INFRA**, 10/1183, Nandshankar Street, Gopipura, Surat - 395 001 authorized **Shri KIRIT NANUBHAI NAIK, Partner, 99, Nehru Nagar, Umra, Surat** to do all the work relating to RERA registration and other related and ancillaries work in relation to matter pertaining RERA ACT for the Project name - AAKAR HEIGHTS, TP 8, FP 76+77, Sub Plot 2, Behind Monarch Residency, Near L P Savai School, Palanpor, Surat

1. KIRIT NANUBHAI NAIK

99, Nehru Nagar, Umra, Surat

Sign



2. KIRIT NANUBHAI NAIK - HUF

99, Nehru Nagar, Umra, Surat

Sign

Kritkumar Nanubhai Naik (H.U.F.)



3. SAGAR KIRIT NAIK

99, Nehru Nagar, Umra, Surat

Sign



4. SAGAR KIRIT NAIK - HUF

99, Nehru Nagar, Umra, Surat

Sign

Sagar Kiritbhai Naik (H.U.F.)



Karta

Please put this facts on your records

Place : Surat

Date : 10-10-2022

M/S. AAKAR INFRA



PARTNER

4/2/23



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

Serial No.: 4/2/23
Date: 20 JAN 2023

Certificate No. : IN-GJ94927637244380V
Certificate Issued Date : 20-Jan-2023 01:56 PM
Account Reference : IMPACC (SV)/ gj13011404/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1301140417665827041081V
Purchased by : KIRITBHAI NANUBHAI NAIK
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : KIRITBHAI NANUBHAI NAIK
Second Party : Not Applicable
Stamp Duty Paid By : KIRITBHAI NANUBHAI NAIK
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ94927637244380V

JD 0024413674

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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 Mr. KIRITBHAI NANUBHAI NAIK authorised PARTNER of M/s. AAKAR INFRA for the project AAKAR HEIGHTS situated at Block No. 104/p 1, T.P. 8 (Palanpore), F.P. No. 76+77p, Sub-Plot No.2, Village : Palanpore, Dist.: Surat

I, KIRITBHAI NANUBHAI NAIK authorised partner of M/s. AAKAR INFRA duly authorized by the promoter of AAKAR HEIGHTS vide its/his/her/their authorization dated 10/10/2022 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 AAKAR HEIGHTS is in the SURAT MUNICIPAL CORPORATION area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of SURAT MUNICIPAL CORPORATION with prior permission of SURAT MUNICIPAL CORPORATION 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 Gujarat Rera thereafter, for their record.

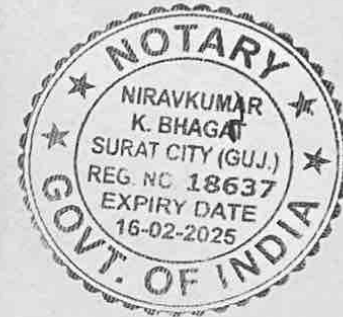
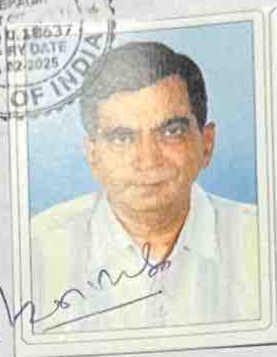
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.



We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

Deponent

FOR AAKAR INFRA
Balram
PARTNER



SOLEMNLY AFFIRMED
BEFORE ME

Niravkumar K. Bhagat
NIRAVKUMAR K. BHAGAT
NOTARY
SURAT CITY (GUJARAT)
GOVT. OF INDIA

IDENTIFIED BY ME
ASHOK

Serial No.:	412/23
Date:	20 JAN 2023



 **भारत सरकार**
GOVERNMENT OF INDIA

 **नायक किरिठभाई**
Naik Kiritbhai
जन्म तारीख / DOB : 10/03/1957
पुरुष / MALE

4340 3029 0849



आधार - सामान्य माध्यमनो अधिकार

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

आधार

व्यक्ति
S/O: नानुभाई, 10/1183, किताब महल,
नान्दशंकर मोहल्लो, गोपपुरा, सुरवाली, सुरत,
गुजरात, 395001

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