



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd.No.: 14066
Date: 22/11/2021
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. : IN-GJ58040462054723T

Certificate Issued Date : 22-Nov-2021 12:27 PM

Account Reference : IMPACC (FI)/ gjelimp10/ AKOTA1/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1050260073288481T

Purchased by : JIGNESH PATANWADIYA

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

Description : AGREEMENT

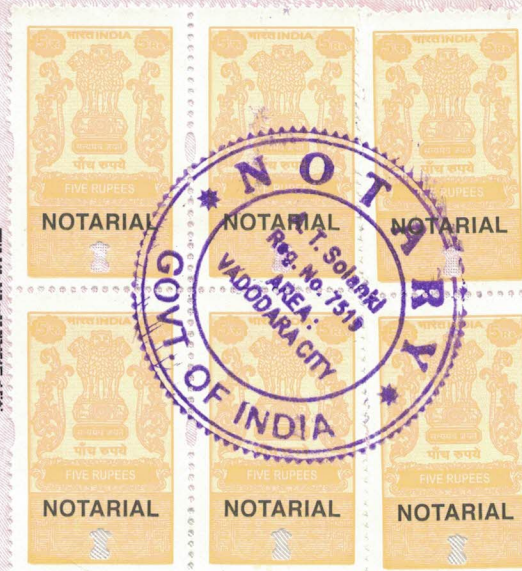
Consideration Price (Rs.) : 0
(Zero)

First Party : EXCELLENT DEVELOPERS

Second Party : KUNAL ARYA

Stamp Duty Paid By : KUNAL ARYA

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



KC 0011391677

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 **KUNAL RAJESHKUMAR ARYA** promoter of the project /duly authorized by the promoter **EXCELLENT DEVELOPERS** Project Name: "**VIHAV PARVARISH**", C.N. No./CTS No./F P No **86, TP No 02, Sevasi** Area of Plot: **5595.00(Sq.Mt.)**, Village **Sevasi**, Taluka **Sevasi**, Authority Name **VUDA**, District **VADODARA**. vide its/his/their authorization dated ;**06/08/2021**

Affidavit cum Declaration of **KUNAL RAJESHKUMAR ARYA** promoter of the project **VIHAV PARVARISH** duly authorized by the promoter **EXCELLENT DEVELOPERS** of the project, vide its/his/their authorization dated **06/08/2021**,

I, **KUNAL RAJESHKUMAR ARYA** promoter of the project duly authorized by the promoter **EXCELLENT DEVELOPERS** of the project do hereby solemnly declare, undertake and state as under:

1. That **EXCELLENT DEVELOPERS** promoter have/has legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31/12/2026**.
4. That seventy per cent of the amounts realized 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. That 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. That 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. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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



Kunal Arya
KUNAL RAJESHKUMAR ARYA

Verification

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

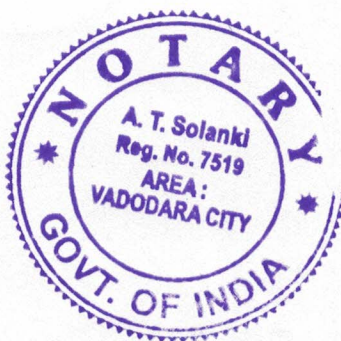
Verify by me at VADODARA on this day of September, 2021.



Kunal Arya
KUNAL RAJESHKUMAR ARYA



I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you... *22/11/2021*



ATTESTED

22/11/2021
A. T. SOLANKI
NOTARY, VADODARA

VIHAY ELINDOR

EXCELLENT
DEVELOPERS
POWER OF ATTORNEY



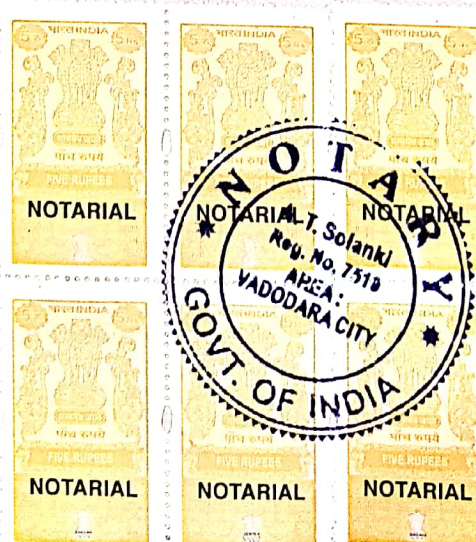
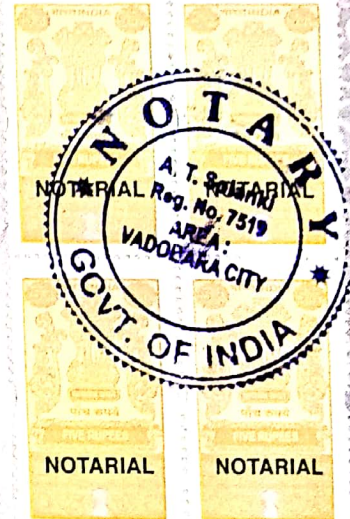
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd.No.: 9822
Date: 06/08/2021
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. : IN-GJ85354330405176T
Certificate Issued Date : 20-Jul-2021 12:08 PM
Account Reference : IMPACC (AC)/ gj13314011/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1331401106019854034230T
Purchased by : KUNAL ARYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : EXCELLENT DEVELOPERS
Second Party : Not Applicable
Stamp Duty Paid By : EXCELLENT DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0007056184

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.

POWER OF ATTORNEY

This power of Attorney is and executed at Vadodara on 06th of August 2021 by the undersigned...
We the partners of **EXCELLENT DEVELOPERS**, a partnership firm...

1. RAJESHKUMAR MISHRILAL ARYA, 61 YEARS

Residing at 22- Green woods, Gotri-sevasi road, Vadodara

2. KUNAL RAJESHKUMAR ARYA, 36 YEARS

Residing at 22- Green woods, Gotri-sevasi road, Vadodara

Above all partners do hereby constitute nominate and appoint trustworthy and confident our **Joint Partner Sr. No. (2) KUNAL RAJESHKUMAR ARYA, AGED 36 YEARS** as our true confident and lawful attorney or agent, to do and perform acts and deeds as stated hereafter Jointly and or Single

Since, we are unable to personally attend and execute the documents and necessary works, etc. for sale or agreements or other documents of schedule property owned by said partnership firm and developed and to be sale and or lease by said partnership firm. We have nominated the aforesaid attorney to do the following acts for Schedule property.

SCHEDULE

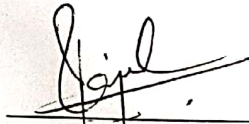
That the Reg. Dist. and Sub-Dist Vadodara within village moje Gotri in land bearing R.S. No.- 285,287 & 379, F.P. No.- 18 & 70 adm. 4624 SqMt. included in TP scheme No.- 08 (Gotri) in the name of "**Vihav Elinor**" has been organized.

(1) Our attorney holders are hereby authorised / empowered to do all necessary dealing and appear before the Honorable Civil Court, Criminal Court, Revenue Department, City Survey Department, City Survey Department or the concerned Talati Office, **MGVCL OFFICE**, for the purpose of making any transaction as well permissions as necessary from time to time. Our attorney holders are also hereby authorized / empowered to engage an advocate and to do all produces of the court, to file applications, affidavit statements or draft to deeds, to compromise for the same, to file appeals, revisions, reviews etc, as it may be on our behalf.

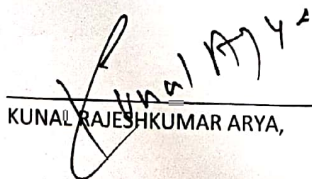
(2) That our attorney holders is also authorized / empowered to deal with government, semi government offices, the court, The municipal Corporation, income tax department, sales tax department, etc., and to carry out the procedure for obtaining permission for the same and also to appear before the all concerned offices viz. **ELECTRICITY DEPARTMENT** any other organizations departments etc on our behalf for the purpose of carrying out all the procedures in respect of the any property and whatever dealing and formalities etc., done on our behalf as would be binding on us as treated as if they said had been done by us.

NAME AND SIGN FOR PARTNERS:

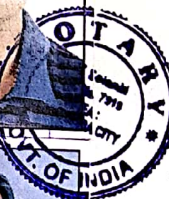
EXCELLENT DEVELOPERS, a partnership firm through its partners



RAJESHKUMAR MISHRILAL ARYA

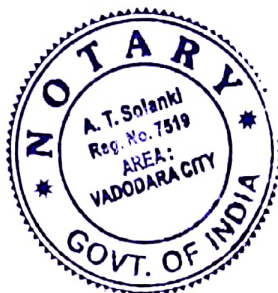


KUNAL RAJESHKUMAR ARYA,



POWER OF ATTORNEY RECEIVER:-

Kunal Arya
KUNAL RAJESHKUMAR ARYA,



I know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whom identity
before you.....

[Signature]



ATTESTED

[Signature]
06/8/2021
A. T. SOLANKI
NOTARY, VADODARA

My Commission Expires
On Dt: 11-1-2024