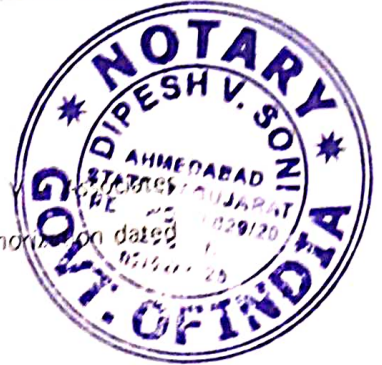


FORM 'B'

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. Vishal Pankaj Thakkar duly authorized by the
(hereinafter referred to as "Promoter") of "Akshar Revival-II" project, vide its authority on dated
22/02/2022.



I, Mr. Vishal Pankaj Thakkar, duly authorized by the promoter of "Akshar Revival-II" 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 _____
(Name of the proposed project) is proposed;

OR

(1) Legal heirs of Kokilaben Harilal Shah (a) Legal heirs of Late Sanjay Rajnikant Shah (ii)
Alkaben Sanjaybhai Shah (ii) Bhaumik Sanjaybhai Shah (iii) Dhruv Sanjaybhai Shah (b) Tejas
Mahendrabhai Shah (2) V.P. Associates, a Partnership Firm through its Partner Vishal
Pankajkumar Thakkar (3) Meenaben Rajnikant Kankuwala Rajnikant Ramanlal Kankuwala (4)
Shree Sahjatma Swaroop Paramgugu Trust (5) Legal heirs of Late Paresh Kantilal (a)
Charuben Pareshbhai Shah' (b) Priyanka Pareshbhai Shah (6) (a) Dhaval Harendrabhai Jetli
(b) Niyatiben Harendrabhai Jetli (7) Alkaben Hemantbhai Mehta (8) Nipa Himanshu Dhruv (9)
Harshaben Jayprakash Shah of "Pranav Apartment" has a legal title to the land bearing
Final Plot No. 104 of Town Planning Scheme no. 6 situate, lying and being at Village- Plax,
District- Ahmedabad on which the development of "Akshar Revival-II" 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 us is 31st December, 2023

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seventy per cent of the amounts realised by us for the real estate project for 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.

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

V. P. Associate
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 Ahmedabad on this 22 day of February, 2022.

**SOLEMNLY AFFIRMED
BEFORE ME**

[Signature]

DIPESH V. SONI
NOTARY
GOVT. OF INDIA
Dt 22/2/22



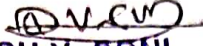
V. P. Associate
Partner
Deponent

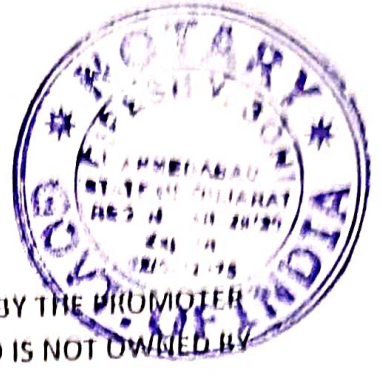
IDENTIFIED BY ME

Notary's Seal
ADVOCATE/PERSON
Name.....
Sanad No. G.....



SR. No. 8/47 /2022


DIPESH V. SONI
NOTARY
GOVT. OF INDIA
FORM Bp1 22/2/22



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vishal Pankaj Thakkar, duly authorised by the promoter of "Akshar Revival-II" project, vide its authorization date 22nd February, 2022;

I, Mr. Vishal Pankaj Thakkar, duly authorised by the promoter of "Akshar Revival-II" do hereby solemnly declare, undertake and state as under that;

1. We have entered into an agreement with all Flat Owners of "Pranav Appartment" by way of registered Development Agreement vide no. 13605, registered on 18th October, 2021 at sub registrar office Ahmedabad-4(Paldi) to develop the land bearing Survey No./FP no. 104 of Town Planning Scheme No. 6 situate, lying, and being at Paldi - Village of District: Ahmedabad (said land);
1. That the (1) Legal heirs of Kokilaben Harilal Shah (a) Legal heirs of Late Sanjay Rajnikant Shah (i) Alkaben Sanjaybhai Shah (ii) Bhaumik Sanjaybhai Shah (iii) Dhruv Sanjaybhai Shah (b) Tejas Mahendrabhai Shah (2) V.P. Associates, a Partnership Firm through its Partner Vishal Pankajkumar Thakkar (3) Meenaben Rajnikant Kankuwala Ramanikant Ramanlal Kankuwala (4) Shree Sahjatma Swaroop Paramgugu Trust (5) Legal heirs of Late Paresh Kantilal (a) Charuben Pareshbhai Shah' (b) Priyanka Pareshbhai Shah (6) (a) Dhaval Harendrabhai Jetli (b) Niyatiben Harendrabhai Jetli (7) Alkaben Hemantbhai Mehta (8) Nipa Himanshu Dhruv (9) Harshaben Jayprakash Shah of "Pranav Appartment" has 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 alongwith an authenticated copy of the agreement between such owner/lessor and me/us (the promoter) for development

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the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

including details of encumbrances _____ including details of my rights, title, interest or name of any party in or over such land, is attached herewith.

2. That I 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 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.
3. That, I will be liable for fulfilment of my obligations under the act towards the allottees of the units/apartments.

Verification

V. P. Associate

Deponent
Partner

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 Ahmedabad on this 22 day of February, 2022.

V. P. Associate

Deponent
Partner



SOLEMNLY AFFIRMED
BEFORE ME

D V S

DIPESH V. SONI
NOTARY
GOVT. OF INDIA

Dt 22/2/22

IDENTIFIED BY ME

ADVOCATE/PERSON

Name.....
Sanad No. G.....



104
No. 1202-2
VARSHA N. PARIKH
NOTARY
GOVT. OF INDIA

FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1] THE PROMOTER
FOR 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. Vishal Pankaj Thakkar, duly authorised by the promoter of "Akshar Revival-II" project, vide its authorization date 22nd February, 2022,

AND

- 2) (1) Legal heirs of Kokilaben Harilal Shah (a) Legal heirs of Late Sanjay Rajnikant Shah (i) Alkaben Sanjaybhai Shah (ii) Bhaumik Sanjaybhai Shah (iii) Dhruv Sanjaybhai Shah (b) Tejas Mahendrabhai Shah (2) V.P. Associates, a Partnership Firm through its Partner Vishal Pankajkumar Thakkar (3) Meenaben Rajnikant Kankuwala Rajnikant Ramanlal Kankuwala (4) Shree Sahjatma Swaroop Paramgugu Trust (5) Legal heirs of Late Paresh Kantilal (a) Charuben Pareshbhai Shah' (b) Priyanka Pareshbhai Shah (6) (a) Dhaval Harendrabhai Jetli (b) Niyatiben Harendrabhai Jetli (7) Alkaben Hemantbhai Mehta (8) Nipa Himanshu Dhruv (9) Harshaben Jayprakash Shah, owner of the project land,

We, 1) Mr. Vishal Pankaj Thakkar, duly authorised by the promoter of the proposed project, AND 2) (1) Legal heirs of Kokilaben Harilal Shah (a) Legal heirs of Late Sanjay Rajnikant Shah (i) Alkaben Sanjaybhai Shah (ii) Bhaumik Sanjaybhai Shah (iii) Dhruv Sanjaybhai Shah (b) Tejas Mahendrabhai Shah (2) V.P. Associates, a Partnership Firm through its Partner Vishal Pankajkumar Thakkar (3) Meenaben Rajnikant Kankuwala Rajnikant Ramanlal Kankuwala (4) Shree Sahjatma Swaroop Paramgugu Trust (5) Legal heirs of Late Paresh Kantilal (a) Charuben Pareshbhai Shah' (b) Priyanka Pareshbhai Shah (6) (a) Dhaval Harendrabhai Jetli (b) Niyatiben Harendrabhai Jetli (7) Alkaben Hemantbhai Mehta (8) Nipa Himanshu Dhruv (9) Harshaben Jayprakash Shah, the owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement, registered October, 2021 vide registration no. 13605 at sub registrar office Ahmedabad-4 (Paldi) to develop the land bearing Survey No./FP no. 104 of Town Planning Scheme No. 6 situated lying, and being at Paldi Village of District: Ahmedabad (said land);

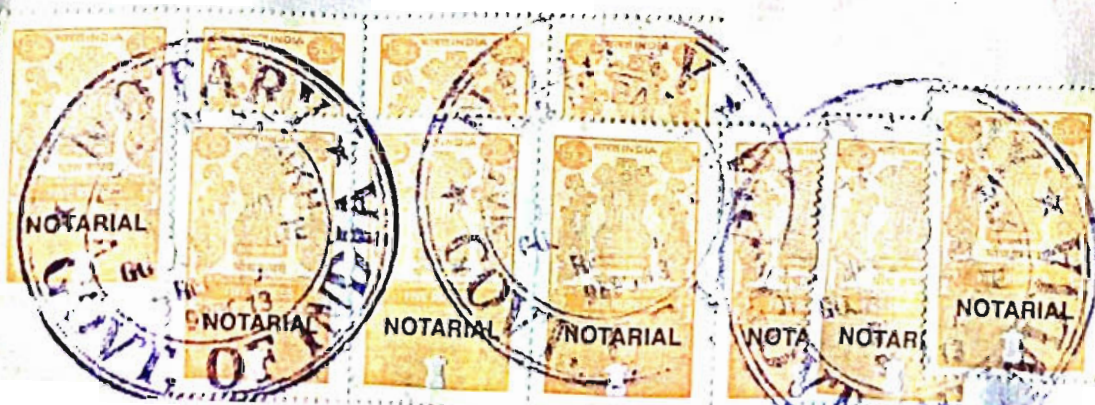
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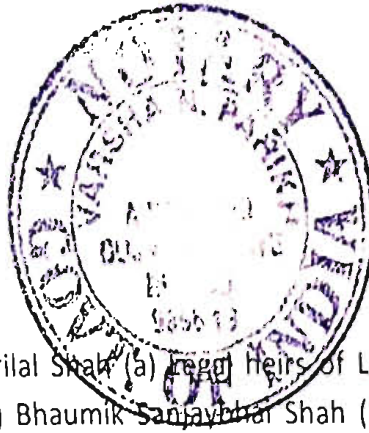
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B. That (1) Legal heirs of Kokilaben Harilal Shah (a) Legal Heirs of Late Sanjay Rajnikant Shah (i) Alkaben Sanjaybhai Shah (ii) Bhaumik Sanjaybhai Shah (iii) Dhruv Sanjaybhai Shah (b) Tejas Mahendrabhai Shah (2) V.P. Associates, a Partnership Firm through its Partner Vishal Pankajkumar Thakkr (3) Meenaben Rajnikant Kankuwala Rajnikant Ramanlal Kankuwala (4) Shree Sahjatma Swaroop Paramgugu Trust (5) Legal heirs of Late Paresh Kantilal (a) Charuben Pareshbhai Shah' (b) Priyanka Pareshbhai Shah (6) (a) Dhaval Harendrabhai Jetli (b) Niyatiben Harendrabhai Jetli (7) Alkaben Hemantbhai Mehta (8) Nipa Himanshu Dhruv (9) Harshaben Jayprakash Shah of "Pranav Appartment" has a legal title to the land on which the development of the proposed project is to be carried out.

AND

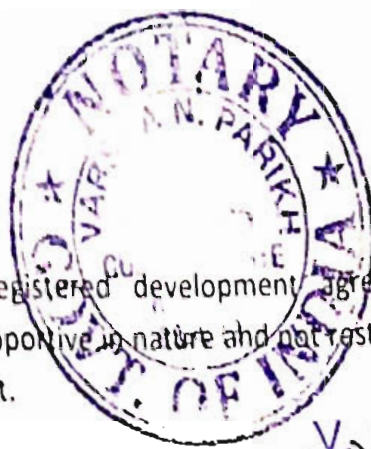
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner/lessor and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

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.~~

- 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 RERA Act.
- D. That, we undertake to sign and execute all the documents necessary for Conveyance/Transfer of 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 is considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



Deponent 1)

V. R. Associate
Partner

X 2) 27/4/21 27/4/21 27/4/21

X B. Shah

X D. Shah

X T. Shah

X M. R. Kanknule

X R. R. Kanknule

X P. R. Kanknule

X N. R. Kanknule

X C. P. Shah

X D. H. Shah

X N. H. Shah

X 27/4/21 27/4/21 27/4/21

X N. H. Shah

X H. J. Shah

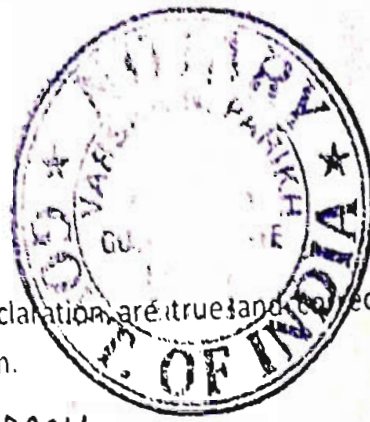
2 APR 2022



SOLEMNLY AFFIRMED
SIGNED BEFORE ME
V. R. Parikh
VARSHA N. PARIKH
NOTARY
GOVT. OF INDIA
2 APR 2022



Verification



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

Verify by me at Ahmedabad on this APRIL day of March, 2022.

Deponent 1] V.P. Associate
Partner

X 20/1/51 20/02/21/18
X 20/02/21/18
X 20/02/21/18
X 20/02/21/18

X Meena R. Rankumder
X R.R. Rankumder
X P. Shah
X P. Shah
X C.P. Shah

X Shetty
X N.H. Jethi
X 20/02/21/18

X N. Madhuk
X H.J. Shah





ભારત સરકાર

Unique Identification Authority of India



નોંધણીની ઓળખ / Enrollment No.: 2141/43251/00415

To
6552 વિશાલ પંકજકુમાર
Thakkar Vishal Pankajkumar
S/O: Pankajkumar
7-A Shreyanshnath Sociely
Opp Hariprasad Nagar Society B/H Dharnidhar Derasar
Vasna
Ahmedabad City
Paldi
Ahmadabad City Ahmedabad
Gujarat 380007
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તમારો આધાર નંબર / Your Aadhaar No. :

4035 5812 4900

મારો આધાર, મારી ઓળખ



ભારત સરકાર

Government of India



6552 વિશાલ પંકજકુમાર
Thakkar Vishal Pankajkumar
જન્મ તારીખ / DOB : 10/09/1990
પુરુષ / Male



4035 5812 4900

મારો આધાર, મારી ઓળખ