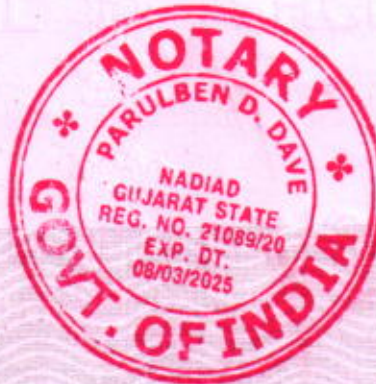




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ32090373254779T
Certificate Issued Date : 22-Mar-2021 12:12 PM
Account Reference : IMPACC (FI)/ gjelimp10/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJELIMP1000290287527842T
Purchased by : BHOJANI ARPANKUMAR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : JENITH PATEL
Second Party : RERA
Stamp Duty Paid By : JENITH PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0014546709

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.



Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



GOVT OF INDIA

SERIAL No.

2355/2021

BOOK No.

3

PAGE

4

DATE

19/04/2021

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 of Mr. Jenith Patel promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01/03/2021

I, Jenith Patel promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. I/We have entered in to an agreement with Prakashaben Maheshbhai Patel, Henishaben Maheshbhai Patel, Hetalbhai Rohitbhai Patel & Vikashbhai Rohitbhai Patel by way of registered development agreement registered on date 12/03/2021 at sub registrar office Anand to develop the land bearing C.S.N. 2200/01/C of Anand city.

2 That Prakashaben Maheshbhai Patel, Henishaben Maheshbhai Patel, Hetalbhai Rohitbhai Patel & Vikashbhai Rohitbhai Patel 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 owner and 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 NIL (specify the nature) including details 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 fulfill 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.

Jenith
**Deponent
Jenith Patel**

Verification

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

Verify by me at _____ on this _____ day of _____

Jenith
**Deponent
Jenith Patel**



**SIGNED
BEFORE ME**

Parulben D. Dave

**PARULBEN D. DAVE
NOTARY
GOVT. OF INDIA
NADIAD, DI. KHEDA**

IDENTIFIED BY ME

Yogesh M. Dangi
Advocate

Name.....*Yogesh M. Dangi*.....
Sanand No. G.....*1342/1999*.....
Address.....*Amind*.....

**PARULBEN D. DAVE
ADVOCATE & NOTARY
7, DIWAKAR SOCIETY, OPP. S. T. NAGAR,
KAPADWANJ ROAD,
NADIAD, DIST. KHEDA (GUJARAT)**



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ32086915265156T
Certificate Issued Date : 22-Mar-2021 12:10 PM
Account Reference : IMPACC (FI)/ gjelimp10/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJELIMP1000285503658692T
Purchased by : BHOJANI ARPANKUMAR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : JENITH PATEL
Second Party : RERA
Stamp Duty Paid By : JENITH PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0014546707

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.

SERIAL No. 2357/2021
BOOK No. 3
PAGE 41
DATE 19/04/2021

Affidavit Cum Declaration

Affidavit cum declaration of Mr. Jenith Patel authorized Signatory of Tanush Infrastructure for the project Tanush Flora situated at Anand

I Jenith Patel authorized signatory of proposed project duly authorized by the promoter of the project, do here by, solemnly declare, undertaken and state as under:

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 (IS 2470). The provision for Disposal of drainage would be as per Rule 23. 10. 1 of the new GDCR – 2017.

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

Jenith Patel



**SIGNED
BEFORE ME**

PARULBEN D. DAVE
NOTARY
GOVT. OF INDIA
NADIAD, DI. KHEDA

PARULBEN D. DAVE
ADVOCATE & NOTARY
7, DIWAKAR SOCIETY, OPP. S. T. NAGAR,
KAPADWANJ ROAD,
NADIAD, DIST. KHEDA (GUJARAT)

IDENTIFIED BY ME

Advocate

Name Yogesh M. Desai
Sanand No. G. 1344/1999
Address Anand



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ32083389116341T
Certificate Issued Date : 22-Mar-2021 12:09 PM
Account Reference : IMPACC (FI)/ gjelimp10/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJELIMP1000178444486262T
Purchased by : BHOJANI ARPANKUMAR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : JENITH PATEL
Second Party : RERA
Stamp Duty Paid By : JENITH PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0014546705

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.

SERIAL No. 2358/2021
BOOK No. 3
PAGE 41
DATE 19/04/2021

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 Jenith Patel proprietor of Tanush Infrastructure promoter of Tanush Flora vide his authorization dated 01/03/2021

I, Jenith Patel promoter/duly authorized by the promoter of Tanush Flora do hereby solemnly declare, undertake and state as under that;

I/we have a legal title to the land on which the development of Tanush Flora is proposed;

OR

Prakashaben Maheshbhai Patel, Henishaben Maheshbhai Patel, Hetalbhai Rohitbhai Patel & Vikashbhai Rohitbhai Patel have/has a legal title to the land on which the development of Tanush Flora (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 31/12/2025.

4. That the seventy per cent 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.
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.



Deponent

Jenith Patel



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 _____ on this _____ day of _____

Jenish Patel
Deponent

Jenish Patel



Notary's Stamp

**SIGNED
BEFORE ME**

Parulben D. Dave
PARULBEN D. DAVE
NOTARY
GOVT. OF INDIA
NADIAD, DI. KHEDA

IDENTIFIED BY ME

Yogesh M. Doshi
Advocate
Name.....*Yogesh M. Doshi*
Sanand No. G.....*1344/1999*
Address.....*Amez*

PARULBEN D. DAVE
ADVOCATE & NOTARY
7, DIWAKAR SOCIETY, OPP. S. T. NAGAR,
KAPADWANJ ROAD,
NADIAD, DIST. KHEDA (GUJARAT)





सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ32089132540049T
Certificate Issued Date : 22-Mar-2021 12:11 PM
Account Reference : IMPACC (FI)/ gjelimp10/ ANAND/ GJ-AN
Unique Doc. Reference : SUBIN-GJGJELIMP1000287792312130T
Purchased by : BHOJANI ARPANKUMAR
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : JENITH PATEL
Second Party : RERA
Stamp Duty Paid By : JENITH PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB0014546708

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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Warning



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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



805634508

FORM B - 2

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. Jenith Patel promoter of the proposed project / duly authorized by the Promoter of the proposed project vide its / his/ their authorization dated 01/03/2021.

AND

2) Mr. Prakashaben Maheshbhai Patel, Henishaben Maheshbhai Patel, Hetalbhai Rohitbhai Patel & Vikashbhai Rohitbhai Patel owner of the project land.

We (1) Jenith Patel promoter of the proposed project/duly authorized by the promoter of the proposed project,AND (2) Prakashaben Maheshbhai Patel, Henishaben Maheshbhai Patel, Hetalbhai Rohitbhai Patel & Vikashbhai Rohitbhai Patel owner of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement registered on date 12/03/2021 at sub Registrar office Anand to develop the land bearing C.S.N. 2200/01/C of Anand.

B. That Prakashaben Maheshbhai Patel, Henishaben Maheshbhai Patel, Hetalbhai Rohitbhai Patel & Vikashbhai Rohitbhai Patel 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 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 Nil (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 and fulfill 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

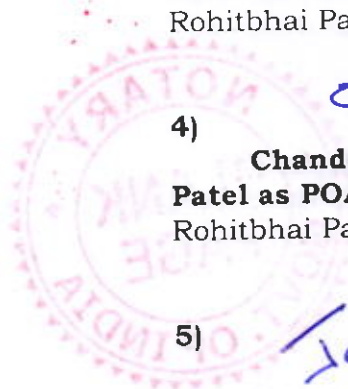
1) P.M. Patel
Prakashaben Maheshbhai
Patel **as Land Owner**

2) H.M. Patel
Prakashben Maheshbhai Patel
POA of Henishaben Maheshbhai
Patel as Land owner

3) Chandikaben
Chandikaben Rohitbhai
Patel as POA of Vikash
Rohitbhai Patel **as Land Owner**

4) Chandikaben
Chandikaben Rohitbhai
Patel as POA of Hetalkumar
Rohitbhai Patel **Land Owner**

5) Jenith
Jenith Patel as Proprietor
of Tanush Infrastructure



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 us at _____ on this _____ day of _____

Deponent

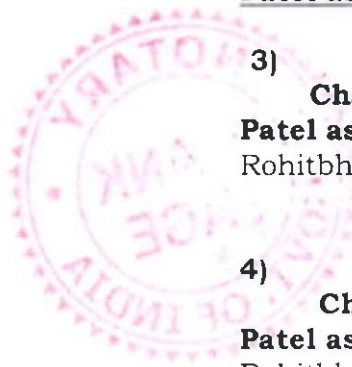
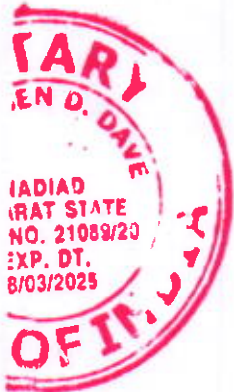
1) P.M. Patel
Prakashaben Maheshbhai
Patel as Land Owner

2) H.M. Patel
Prakashben Maheshbhai Patel
POA of Henishaben Maheshbhai
Patel as Land owner

3) [Signature]
Chandikaben Rohitbhai
Patel as POA of Vikash
Rohitbhai Patel as Land Owner

4) [Signature]
Chandikaben Rohitbhai
Patel as POA of Hetalkumar
Rohitbhai Patel Land Owner

5) Jenith
Jenith Patel as Proprietor
of Tanush Infrastructure



IDENTIFIED BY ME

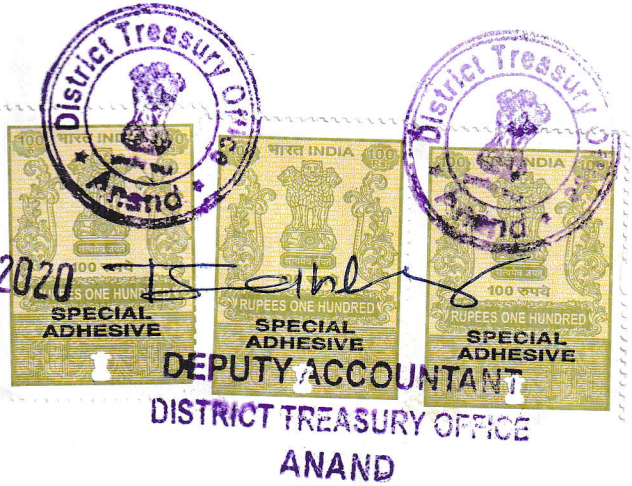
[Signature]
Advocate
Name Pragesh M. Dangi
Sanand No. G 1344 / 1999
Address Anernd

SIGNED BEFORE ME

[Signature]
PARULBEN D. DAVE
NOTARY
GOVT. OF INDIA
NADIAD, DI. KHEDA

PARULBEN D. DAVE
ADVOCATE & NOTARY
7, DIWAKAR SOCIETY, OPP. S. T. NAGAR,
KAPADWANJ ROAD,
NADIAD, DIST. KHEDA (GUJARAT)

1 DEC 2020



POWER OF ATTORNEY

I the undersigned **VIKASKUMAR ROHITBHAI PATEL**, Aged about 45 Years, Occupation. Business., residing At. 79 MORETON WAY SLOUGH, BERKS SL1 5LS U.K. do by this indenture give my power of attorney as under: -

Now I am unable to manage myself and hence I appoint nominate and constitute **My Mother Mrs. Chandrikaben Rohitbhai Patel**, aged about 73 Years, Occupation Housewife, residing At. Opp. Suchita Park, Abhishek Apparent, At. & Po. Anand, Ta & Dist. Anand, Gujarat, India as my true and lawful power of attorney for my and on behalf to do all or any of the following acts and things.

I am residing at aforesaid address I have Possess immovable property i.e. situated at **Anand**, Ta. & Dist. Anand, Gujarat, INDIA bearing Revenue Survey No. 2200/1/C, Adm. Hec. 0-51-47 Are, Account No. 1070, NA Land property.

I the undersigned Executer has decided to sale above mention property and I Authorized **My Mother Mrs. Chandrikaben Rohitbhai Patel** as a Attorney to Submit & confirm the said sale deed before the Sub-Registrar Office, Anand and sign before Sub-Registrar on behalf of me as per Registration Act, 1908 under Section 33.

My said attorney shall be at liberty to execute and register the documents of any nature in the relation to the said property and also to appear before the sub-register office and sign the Sale deed & any other deed relating the said property and submit the same as my attorney.

To remain present before Talati - Cum - Mantri for Deposit the Revenue Tax, Panchayat Tax, Application for Varsai, Withdraw of right, Application for Pedigiri, To receive the record of right i.e. 7/12, 6 & 8-A from Mamlatdar, City Survey office, Corporation Office, S. D.M., Hon. Collector, Tenancy Court, Criminal Court, Civil Court, G.R.T Court, High Court or any other concern Tribunal in respect to said property and other kind of notices or any other documents from above said court or government and non- government offices and to reply said notices and to do all needful in respect of said property.

In short whatsoever act and deeds done or carried out by said Attorney shall be considered to be carried out by me and if shall be binding to me as if it has been carried out by me.

Date: 13/11/2020

Place: SLough UK



V. Patel

In Presence Of

[Signature]

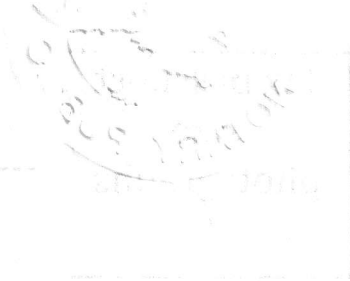
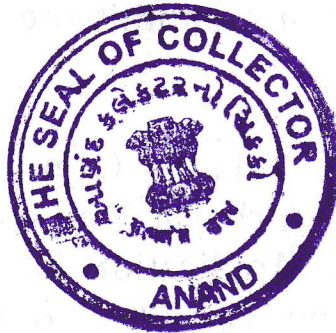


SUNITA KUMARI
NOTARY PUBLIC ENGLAND AND WALES

No. STP / Power No. / 1336 / 2020
Office of the Collector
Anand Dt 03.12.2020

Stamp of the Rs. 300 (Rs. Three hundred only)
has been affixed by T.O. Anand as per
party's application

For Collector Anand



1 DEC 2020



DEPUTY ACCOUNTANT

DISTRICT TREASURY OFFICE

ANAND

POWER OF ATTORNEY

I the undersigned **HETALKUMAR ROHITBHAI PATEL**, Aged about 48 Years, Occupation. Business., residing At. 86 LANCASTER ROAD, MAIDENHEAD BERKS, SL6 5EY, U.K. do by this indenture give my power of attorney as under :-

Now I am unable to manage myself and hence I appoint nominate and constitute **My Mother Mrs. Chandrikaben Rohitbhai Patel**, aged about 73 Years, Occupation Housewife, residing At. Opp. Suchita Park, Abhishek Apparent, At. & Po. Anand, Ta & Dist. Anand, Gujarat, India as my true and lawful power of attorney for my and on behalf to do all or any of the following acts and things.

I am residing at aforesaid address I have Possess immovable property i.e. situated at **Anand**, Ta. & Dist. Anand, Gujarat, INDIA bearing Revenue Survey No. 2200/1/C, Adm. Hec. 0-51-47 Are, Account No. 1070, NA Land property.

I the undersigned Executer has decided to sale above mention property and I Authorized **My Mother Mrs. Chandrikaben Rohitbhai Patel** as a Attorney to Submit & confirm the said sale deed before the Sub-Registrar Office, Anand and sign before Sub-Registrar on behalf of me as per Registration Act, 1908 under Section 33.

H. R. Patel

My said attorney shall be at liberty to execute and register the documents of any nature in the relation to the said property and also to appear before the sub-register office and sign the Sale deed & any other deed relating the said property and submit the same as my attorney.

To remain present before Talati - Cum - Mantri for Deposit the Revenue Tax, Panchayat Tax, Application for Varsai, Withdraw of right, Application for Pedigiri, To receive the record of right i.e. 7/12, 6 & 8-A from Mamlatdar, City Survey office, Corporation Office, S. D.M., Hon. Collector, Tenancy Court, Criminal Court, Civil Court, G.R.T Court, High Court or any other concern Tribunal in respect to said property and other kind of notices or any other documents from above said court or government and non- government offices and to reply said notices and to do all needful in respect of said property.

In short whatsoever act and deeds done or carried out by said Attorney shall be considered to be carried out by me and if shall be binding to me as if it has been carried out by me.

Date: 13/11/2020

Place: SLUGH UK



[Handwritten signature]

In Presence Of

[Handwritten signature]

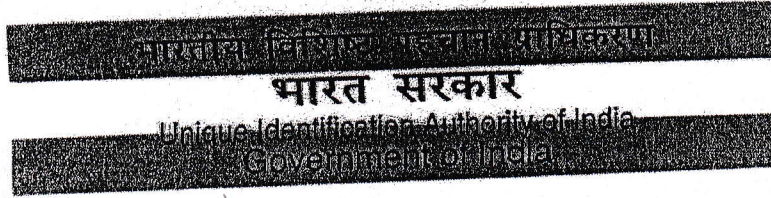


No.: STP / Power 1337 / 2020
Office of the Collector
Anand Dist. 03.12.2020

Stamp of the Rs. 300 (Rs. Three hundred only)
has been affixed by T.O. Anand as per
party's application

For Collector Anand





E-Aadhaar Letter

નામાંકન ક્રમ સંખ્યા/Enrolment No.: 1408/34003/00929

સૂચના

Patel Chandrikaben (પટેલ ચંદ્રિકાબેન)

W/O: Patel Rohitbhai, Opp Suchita Park, Abhishek Appartment, Anand, Anand, Gujarat - 388001

તમારી આધાર સંખ્યા/Your Aadhaar No.:

3276 1517 8733



આધાર-સામાન્ય માણસનો અધિકાર

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

- આધાર આધાર દેશભરમાં માન્ય છે.
- આધાર માટે તમારે એક જ વાર નોંધણી કરાવવી પડશે.
- તમારો હાલનો મોબાઇલ નંબર અને ઈ-મેઇલ સરનામું લખાવવા વિનંતિ છે. એન્ટ્રી જુદી જુદી સવલતોનો લાભ લેવાનું સહેલું બનશે.

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

Signature valid

Digitally signed by Sandeep Bhardwaj
Date: 2015.02.27 15:57:04 IST



भारतीय प्रमाणित पहचान प्रमाणिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



પટેલ ચંદ્રિકાબેન
Patel Chandrikaben
જન્મ તારીખ/DOB: 09/07/1947
સ્ત્રી / FEMALE



સરનામું :

ની પત્ની: પટેલ રોહિતભાઈ,
સૂચિત પાર્ક સામે, અભિષેક
એપાર્ટમેન્ટ, આણંદ, આણંદ,
ગુજરાત - 388001

Address:

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Aadhaar-Aam Admi ka Adhikar

Date: 21/02/2015