



सत्यमेव जयते



IN-GJ48066360457655V

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Register Serial No. 392
Date:- 19/04/2023
My Commission Expires
on 16th March 2025

Certificate No. : IN-GJ48066360457655V

Certificate Issued Date : 19-Apr-2023 10:23 AM

Account Reference : IMPACC (CA)/ gj13203706/ NANPURA/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1320370623015668850590V

Purchased by : JITENDRA CHANDULAL LAKHANKIYA

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : JITENDRA CHANDULAL LAKHANKIYA

Second Party : Not Applicable

Stamp Duty Paid By : JITENDRA CHANDULAL LAKHANKIYA

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



₹300

IN-GJ48066360457655V



JD 0045161392

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.

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. JITENDRA CHANDULAL LAKHANKIYA** Partners of "**ORANGE ENCLAVE**", **A PARTNERSHIP FIRM**, Promoters of the project "**ORANGE BUNGALOW**" duly authorized by the PARTNERS of the project, vide its/his/their authorization dated : 18/04/2023.



Mr. JITENDRA CHANDULAL LAKHANKIYA, partners / promoters of the "**ORANGE BUNGALOW**" duly authorized by the partners of "**ORANGE ENCLAVE**", **A PARTNERSHIP FIRM**, Promoters of the project "**ORANGE BUNGALOW**" CARRIED OUT AT T.P.S. NO. : 09 (PALANPORE-BHESAN), BLOCK NO. : 131, O.P. NO. :-54, F.P. NO. :-52, MOJE :- PALANPOR, TA: - ADAJAN, DIST : SURAT do hereby solemnly declare, undertake and state as under:

1. That I promoter have / has a legal title to the land on which the development of the project is 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 real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is dated: 31/12/2028.
4. That 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. 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 / the 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. 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.

J. C. Patel.



Deponent

J. C. Patel

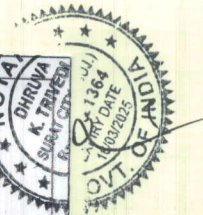
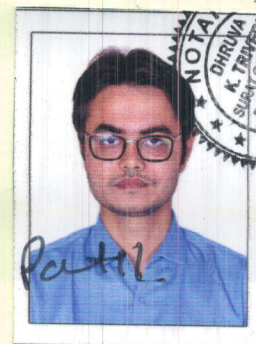
Mr. JITENDRA CHANDULAL LAKHANKIYA

Verification

The contents of my/our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at SURAT on this 18th Day of April 2023.

Deponent



J. C. Patel

J. C.

Mr. JITENDRA CHANDULAL LAKHANKIYA



BEFORE ME

D. Trivedi

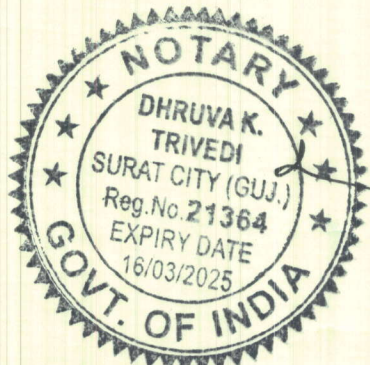
DHRUVA K. TRIVEDI
NOTARY
SURAT CITY GUJARAT
GOVT. OF INDIA

Register Serial No. 392
Date:- 19/04/2023
My Commission Expires
on 16th March 2025

Note:- No any responsibility of the
contains of this documents.
which has signed in my
Presence only. :- NOTARY

I know the Signatory
and Identified by me.

(
Advocate



ORANGE ENCLAVE

"ORANGE BUNGALOW" CARRIED OUT AT T.P.S. NO. : 09 (PALANPORE-BHESAN),

BLOCK NO. : 131, O.P. NO. :-54, F.P. NO. :-52, MOJE :- PALANPOR, TA: - ADAJAN,
DIST : SURAT

Date: 18/04/2023

TO WHOM SOEVER IT MAY CONCERN

Subject : Authority letter

This is to inform your good self that we, partners of **ORANGE ENCLAVE, A PARTNERSHIP FIRM**, having registered address at "**ORANGE BUNGALOW**" CARRIED OUT AT T.P.S. NO. : 09 (PALANPORE-BHESAN), BLOCK NO. : 131, O.P. NO. :-54, F.P. NO. :-52, MOJE :- PALANPOR, TA: - ADAJAN, DIST : SURAT Hereby **empowered and authorized Mr. JITENDRA CHANDULAL LAKHANKIYA** by this authorization letter, for dealing in estate purchase and sale, signing the documents like sales deed, purchase deeds, various agreements, Plan or any other agreement relating to land, building, flats, shops, offices, units etc. and also relating to operation of bank accounts on behalf of the firm. He is also authorized to appear and represent the firm against the Revenue Authorities, Registering Authorities, Local Authorities, Electricity Companies / Corporations / Boards / RERA Authorities, Income tax Authorities, Sales tax Authorities or any other Government, Semi-Government Authorities, Banking Authorities and to sign, submit, admit the required documents.

Thanking You,

Yours faithfully,

1. GHASHYAMBHAI VIRJIBHAI MANGUKIYA
2. CHANDUBHAI MOHANBHAI LAKHANKIYA
3. HIMANSHU GHANSHYAMBHAI MANGUKIYA
4. BHAVESHBHAI CHANDUBHAI LAKHANKIYA
5. GORDHANBHAI ODHABHAI GOTI

X. *Om Chandraji*
X. *Chandubhai*
X. *Himanshu*
X. *B. C. Lakhankiya*
X. *Gordi*

Acceptance as an authorized signatory

I, **Mr. JITENDRA CHANDULAL LAKHANKIYA** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place: Surat

Date: 18/04/2023.

J. C. Patel

Mr. JITENDRA CHANDULAL LAKHANKIYA

438

25/04/23



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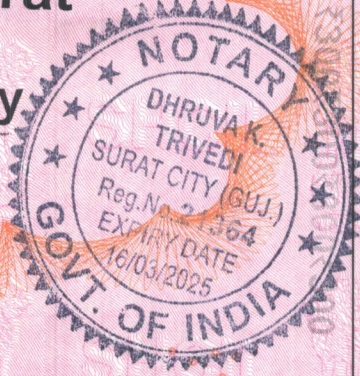


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Certificate of Stamp Duty



Certificate No. : IN-GJ51414251966533V

Certificate Issued Date : 25-Apr-2023 02:03 PM

Account Reference : IMPACC (CA)/ gj13203706/ NANPURA/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1320370629596344974434V

Purchased by : JITENDRA CHANDUBHAI LAKHANKIYA

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

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : JITENDRA CHANDUBHAI LAKHANKIYA

Second Party : Not Applicable

Stamp Duty Paid By : JITENDRA CHANDUBHAI LAKHANKIYA

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

Register Serial No. 438

Date: 25/04/2023

My Commission Expires on 16th March 2025



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JD 0045161438

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

Affidavit Cum Declaration

Affidavit cum declaration of **Mr. JITENDRA CHANDULAL LAKHANKIYA** Promoter / Duly authorized Signatory of **ORANGE ENCLAVE, A PARTNERSHIP FIRM**, for Project **ORANGE BUNGALOW** at T.P.S. NO. : 09 (PALANPORE-BHESAN), BLOCK NO. : 131, O.P. NO. :-54, F.P. NO. :-52, MOJE: - PALANPOR, TA: - ADAJAN, DIST: SURAT.

I **Mr. JITENDRA CHANDULAL LAKHANKIYA** authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake 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.

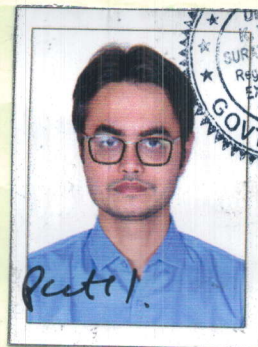
We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.



J.C. Patel

J.C. Patel

Mr. JITENDRA CHANDULAL LAKHANKIYA



J.C. Patel

J.C. Patel

Mr. JITENDRA CHANDULAL LAKHANKIYA

BEFORE ME

Dhruva K. Trivedi
DHURVA K. TRIVEDI

Register Serial No.	438
Date:-	25/04/2023
My Commission Expires	