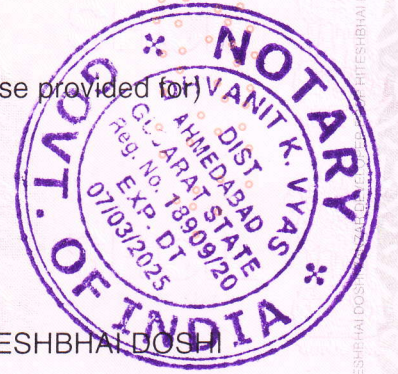


INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



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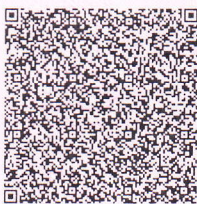
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Unique Doc. Reference : SUBIN-GJGJ1313721158554719069372U
Purchased by : DHAVAL TRIVEDI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ZANZAR DEVELOPER PROP HITESHBHAI DOSHI
Second Party : Not Applicable
Stamp Duty Paid By : ZANZAR DEVELOPER PROP HITESHBHAI DOSHI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



RG. SERIAL NO. 31498
PAGE NO. 24
DATE 24/2/22

DHVANIT K. VYAS
NOTARY
GOVT. OF INDIA

24 FEB 2022



KC 0031175289

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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

I, Hiteshbhai Doshi promoter of Zanzar Residency 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 Zanzar Residency is proposed;

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.
3. the time period within which the project shall be completed by me is 31.03.2024.
4. seventy per cent of the amounts realised by me 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



Hiteshbhai Doshi
[Signature]
Deponent

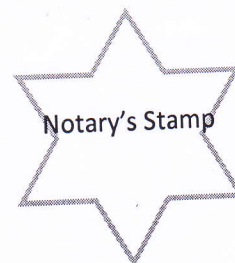
Verification

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 _____ on this _____ day of _____

Hiteshbhai Doshi

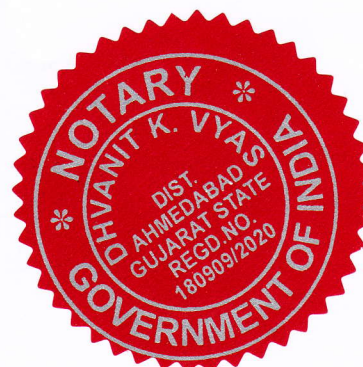
[Signature]
Deponent



**SIGNED
BEFORE ME**

[Signature]
**DHVANIT K. VYAS
NOTARY
GOVT. OF INDIA**

24 FEB 2022



INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



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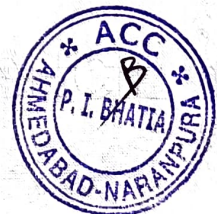
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Account Reference : IMPACC (AC)/ gj13137211/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1313721158559039626383U
Purchased by : DHAVAL TRIVEDI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ZANZAR DEVELOPER PROP HITESHBHAI DOSHI
Second Party : Not Applicable
Stamp Duty Paid By : ZANZAR DEVELOPER PROP HITESHBHAI DOSHI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



RG. SERIAL No. 81479
PAGE No. 24
DATE 24/2/22



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NOTARY
GOVT. OF INDIA



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[GujaratRERA Order -23 dt. 23/05/2019]

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

Affidavit cum Declaration

Affidavit cum Declaration of Ms. Zanzar Developer Prop. Hiteshbhai Doshi promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02nd December 2021.

I, Hiteshbhai Doshi Prop. of Ms. Zanzar Developer promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I have entered into an agreement with Vishnubhai Madhavlal Patel by way of registered Development agreement Registered on date 02nd December 2021 at sub Registrar office Wadaj to develop the land bearing Survey No 258/1/2 of Chandkheda Village Ta. Sabarmati, Ahmedabad;

1. That Vishnubhai Madhavlal Patel 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 and Zanzar Developer (Prop. Hiteshbhai Doshi) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.
2. That I 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.
3. That, I will be liable for fulfillment of my obligations under the Act towards the allottees of the units.



Deponent

Zanzar Developer (Prop. Hiteshbhai Doshi)

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 _____ on this _____ day of _____

Deponent

Zanzar Developer (Prop. Hiteshbhai Doshi)

Page 1 of 1



SIGNED
BEFORE ME

DHVANIT K. VYAS
NOTARY
GOVT. OF INDIA

24 FEB 2022



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Government of Gujarat
Certificate of Stamp Duty



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Certificate No. : IN-GJ12813765749075U
Certificate Issued Date : 23-Feb-2022 02:56 PM
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Unique Doc. Reference : SUBIN-GJGJ1313721158529038647368U
Purchased by : DHAVAL TRIVEDI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ZANZAR DEVELOPER PROP HITESHBHAI DOSHI
Second Party : Not Applicable
Stamp Duty Paid By : ZANZAR DEVELOPER PROP HITESHBHAI DOSHI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

RG. SERIAL No. B477
PAGE No. 24
DATE 24/2/22



DHVANIT K. VYAS
NOTARY
GOVT. OF INDIA

24 FEB 2022



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JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 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) Ms. Zanzar Developer Prop. Hiteshbhai Doshi promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide his authorization dated 02nd December 2021

AND

- 2) Mr. Vishnubhai Madhavlal Patel owner of the project land, vide his authorization dated 02nd December 2021,

We, 1) Zanzar Developer Prop. Hiteshbhai Doshi promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) Vishnubhai Madhavlal 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 02nd December 2021 at sub Registrar office Vadaj __ to develop the land bearing Survey No No 258/1/2 of of Chandkheda Village Ta. Sabarmati, Ahmedabad;
- B. That Vishnubhai Madhavlal Patel 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 and Zanzar Developer for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.
- C. That, we will abide by all the conditions of the Development agreement and fulfill all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment 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 Transfer of the apartment to the allottees, 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 under signed are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



Deponent 1). Zanzar Developer Prop. Hiteshbhai Doshi

Deponent 2) Vishnubhai Madhavlal Patel

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 _____

[Signature of Vishnubhai Madhavlal Patel]

Deponent 1). Zanzar Developer Prop. Hiteshbhai Doshi

Deponent 2) Vishnubhai Madhavlal Patel

[Signature of Vishnubhai Madhavlal Patel]

Page 1 of 1



SIGNED BEFORE ME

**DHVANIT K. VYAS
NOTARY
GOVT. OF INDIA**

24 FEB 2022

