

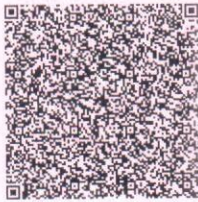
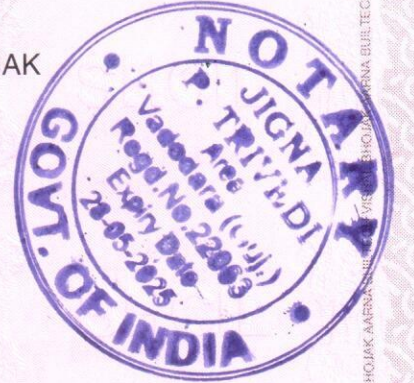
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते

Certificate No. : IN-GJ26391385787171U
Certificate Issued Date : 12-Sep-2022 05:13 PM
Account Reference : IMPACC (AC)/ gj13216011/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1321601182425134695410U
Purchased by : VISHAL BHOJAK
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AARNA BUILTECH VISHAL BHOJAK
Second Party : Not Applicable
Stamp Duty Paid By : AARNA BUILTECH VISHAL BHOJAK
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 2617
Date: 12-09-2022



JD0008997323

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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 **VishalPravinbhaiBhojak** promoter of the project /duly authorized by the promoter **AarnaBuildtech** Project Name: "**Aarna 48**", **R S No 68, F P No 74/1 paiki, T P No 2** Area of Plot: **2008.46 (Sq.Mt.)**, Taluka **Bhayli**, Authority Name **VMSS**, District **Vadodar** vide its/his/their authorization dated; **10/09/2022**

Affidavit cum Declaration of **Vishal Bhojak** promoter of the project **Aarna 48** duly authorized by the promoter **AarnaBuildtech** of the project, vide their authorization dated **22/04/2022**,

I, **VishalPravinbhaiBhojak** promoter of the project duly authorized by the promoter **AarnaBuildtech** of the project do hereby solemnly declare, undertake and state as under:

1. That **Anujirajesh Shah** has legal title to the land on which the development of the project 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. 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 **31/12/2027**.
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.

Vishal Pravinbhai Bhojak



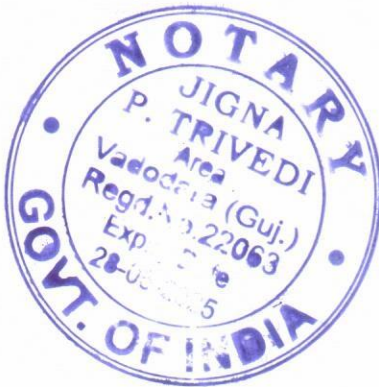
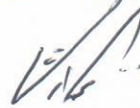
Verification

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 Vadodra on this day of September, 2022.



Vishal Pravinbhai Bhojak

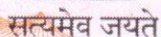


BEFORE ME



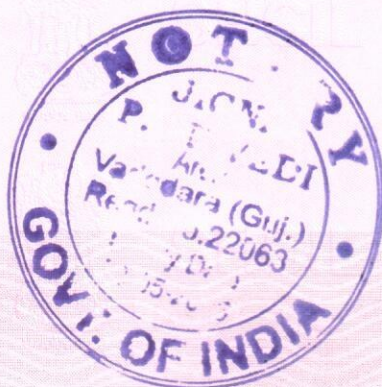
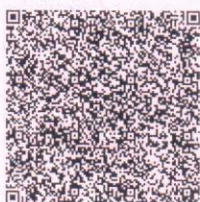
J. P. TRIVEDI
NOTARY (Govt. of India)

12-09-2022



Regd. No.: 2619
Date: 12-09-2022

Certificate No.	IN-GJ26394319183153U	Date : 12-09-2022
Certificate Issued Date	12-Sep-2022 05:15 PM	
Account Reference	IMPACC (AC)/ gj13216011/ BARODA/ GJ-BA	
Unique Doc. Reference	SUBIN-GJGJ1321601182430814158383U	
Purchased by	VISHAL BHOJAK	
Description of Document	Article 5(h) Agreement (not otherwise provided for)	
Description	DECLARATION	
Consideration Price (Rs.)	0 (Zero)	
First Party	AARNA BUILTECH VISHAL BHOJAK	
Second Party	Not Applicable	
Stamp Duty Paid By	AARNA BUILTECH VISHAL BHOJAK	
Stamp Duty Amount(Rs.)	300 (Three Hundred only)	



JD0008997325

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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 **Vishal Pravinbhai Bhojak** promoter of the project /duly authorized by the promoter **Aarna Buildtech Project Aarna 48** duly authorized by the promoter of the proposed project, vide their authorization dated 10/09/2022;

Vishal Pravinbhai Bhojak promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

We have entered into an agreement with **Anuji Rajesh Shah** by way of registered Development agreement Registered on date 5th may, 2022 at sub Registrar office **AKOTA** to develop the land bearing **R S No 68, F P No 74/1 paiki, T P No 2, Bhayli Village/City** (said land);

1. That **Anuji Rajesh Shah** 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That we 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 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, we will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

Vishal Pravinbhai Bhojak

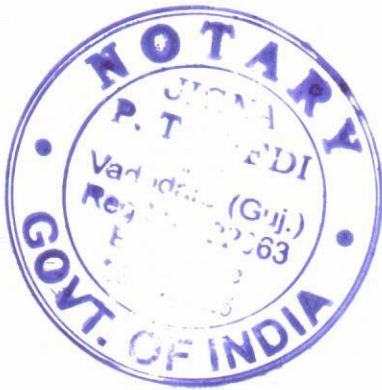


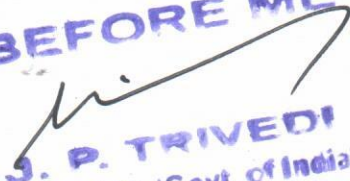
Verification

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, 2022.

Vishal Pravinbhai Bhojak



BEFORE ME

J. P. TRIVEDI
NOTARY (Govt. of India)
12-09-2022



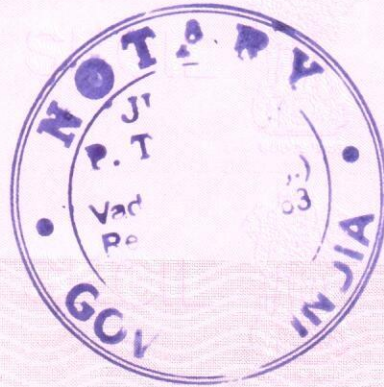
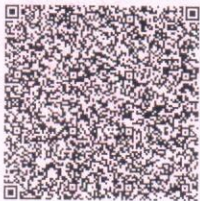
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ26393155662713U
Certificate Issued Date : 12-Sep-2022 05:14 PM
Account Reference : IMPACC (AC)/ gj13216011/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1321601182428601158510U
Purchased by : VISHAL BHOJAK
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AARNA BUILTECH VISHAL BHOJAK
Second Party : Not Applicable
Stamp Duty Paid By : AARNA BUILTECH VISHAL BHOJAK
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No. 2618

Date: 12-09-2022



JD0008997324

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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) **Vishal Pravinbhai Bhojak** promoter of the project /duly authorized by the promoter of the project , vide their authorization dated ; 10/09/2022

AND

- 2) **Anuji Rajesh Shah** owner of the project land

We,

- 1) **Vishal Pravinbhai Bhojak** promoter of the proposed project / duly authorized by the promoter **Aarna Buildtech** of the proposed project **Aarna 48**,
AND
- 2) **Anuji Rajesh Shah** 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 **5th may, 2022** at sub Registrar office **Akota, Vadodara** to develop the land bearing **R S No 68, F P No 74/1 paiki, T P No 2, Bhayli Village/City** (said land);

B. That **Anuji Rajesh Shah** 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 me/us (**Aarna Buildtech**) 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 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 the RERA Act.

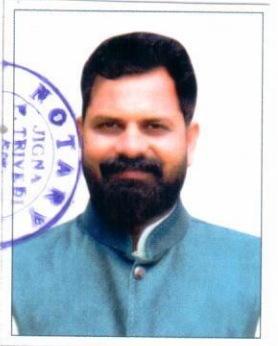
D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, arrangement by way of registered development agreement between the undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

Deponent

(Developers)

Vishal Pavinbhai Bhojak



Land Owners:-

Anuji Rajesh Shah



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 VADODARA on this day of September, 2022.

Deponent

(Developers):

Vishal Pavinbhai Bhojak



Land Owners:-

Anuji Rajesh Shah



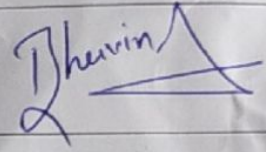
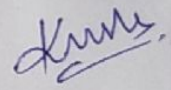
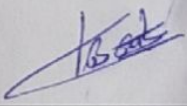
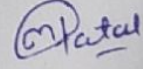
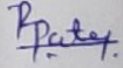
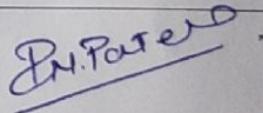
BEFORE ME

J. P. TRIVEDI
NOTARY (Govt. of India)
12-09-2022

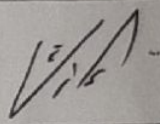
AUTHORITY LETTER

TO WHOM SO EVER IT MAY BE CONCERN

We Undersign partners of **AARNA BUILDTECH** do hereby authorize **Vishal Pravinbhai Bhojak** act on behalf of us in the process of registration under **Real Estate (Regulation and development) Act, 2016 & ROF**. He is also authorized to sign any document/declaration and appear in any place required in the said act on the behalf of the firm.

Sr No.	Partner name	Signature
1	Bhavin Jashubhai Limbani	
2	Chintan Prakshbhai Patel	Chintan P. Patel
3	Jigneshkumar Chimanbhai Patel	Patel J.C.
4	Krupa patel	
5	Krupesh Patel	
6	Miteshbhai Chimanbhai Patel	
7	Paminkumar Rameshbhai Patel	
8	Pratikkumar Narendrabhai Patel	



9	Vishal Pravinbhai Bhojak	
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Place: Vadodara

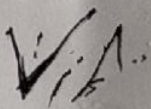
Date: 10/09/2022

ACCEPTANCE

I undersigned do hereby declare that I am duly qualified and I accept the Authority.

Vishal Pravinbhai Bhojak

SIGNATURE:





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 2813

Date: 12-10-2022

Certificate No. : IN-GJ44061333551668U

Certificate Issued Date : 12-Oct-2022 06:28 PM

Account Reference : IMPACC (AC)/ gj13216011/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1321601117215022251473U

Purchased by : VISHAL BHOJAK

Description of Document : Article 5(g-a) Agreement - Construction / Development / Sale / Transfer (Imm. Property)

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

First Party : AARNA BUILTECH VISHAL BHOJAK

Second Party : Not Applicable

Stamp Duty Paid By : AARNA BUILTECH VISHAL BHOJAK

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



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SHCIL



- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

Affidavit Cum Declaration

Affidavit cum declaration of Vishal Pravinbhai Bhojak authorized signatory of (Aarna Buildtech) for the project (Aarna 48) situated at (R S No 68, F P No 74/1 paiki, T P No 2, Bhayli, Vadodara)

I Vishal Pravinbhai Bhojak authorized 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// and Owner.



Vishal Pravinbhai Bhojak



**Solemnly Affirmed/Declared
Sworn Before Me by.. Vishal.**

**J. P. TRIVEDI
NOTARY (Govt. of India)**

12-10-2022