



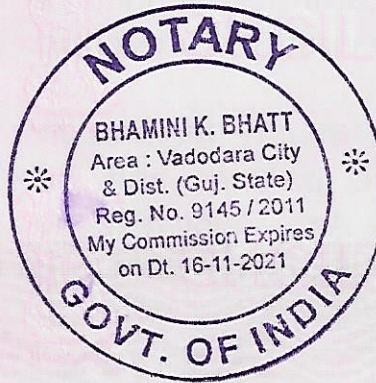
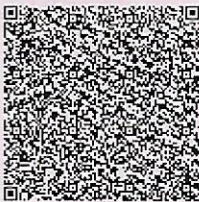
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INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 4756
Date: 21/12/20

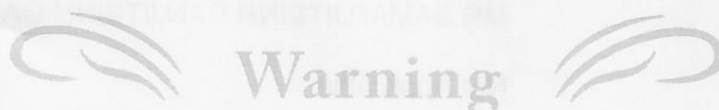
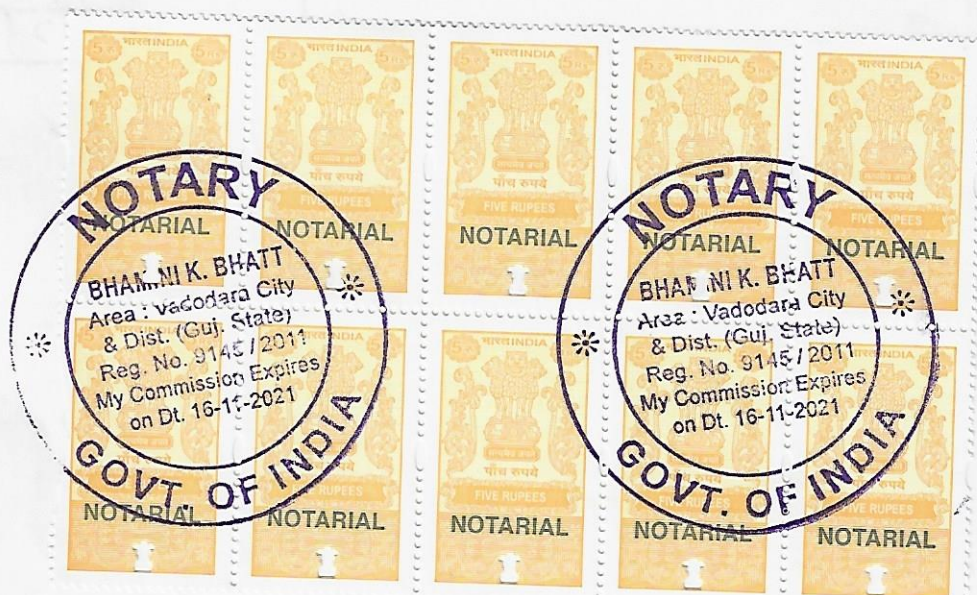
Certificate No. : IN-GJ83195890159122S
Certificate Issued Date : 21-Dec-2020 06:09 PM
Account Reference : IMPACC (SV)/ gj13138404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1313840403535990801974S
Purchased by : MANOJ RANA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : MR SAMARJITSINH RANJITSINH GAEKWAD
Second Party : Not Applicable
Stamp Duty Paid By : MR SAMARJITSINH RANJITSINH GAEKWAD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0005944316

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.



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 Authorized 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."



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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 Mr. Samarjitsinh R. Gaekwad partner, "M/s. Maxfly Properties LLP" promoter /duly authorized by the promoter of the project Name: "The Baroda Crossway" C.S. No. 1/1 paiki bearing Tikka No. C-10 mouje Vadodara Kasba, Plot No. C, Area of Plot: 11713.42 sq Mt. (10003.11 sq. Mt. post land acquisition for Road), T.P. Scheme No. -N/A, Village Name. -, Taluka.-, Authority Name. Vadodara Municipal Corporation, District. Vadodara, vide its/his/her/their authorization dated 02/11/2019.

Affidavit cum Declaration of Mr. Samarjitsinh R. Gaekwad partner, "M/s. Maxfly Properties LLP" promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/her/their authorization dated 02/11/2019.

I, Samarjitsinh R. Gaekwad, Partner, "M/s. Maxfly Properties LLP" promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under that;

1. I/ promoter have a legal title to the land on which the development of ongoing project is proposed;

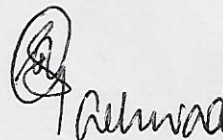
OR

Promoter have/has a legal title to the land on which the development of 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. That the entire project **The Baroda Crossway** is mortgage with State Bank of India for availing loan of Rs. 12,80,00,000/-. The Deed of Mortgage is registered in the office of sub registrar vide Sr. No. 313 dated 09.01.2020.



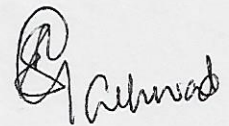




[Handwritten signature]



3. the time period within which the project shall be completed by me/ promoter is 30/06/2023
4. 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.

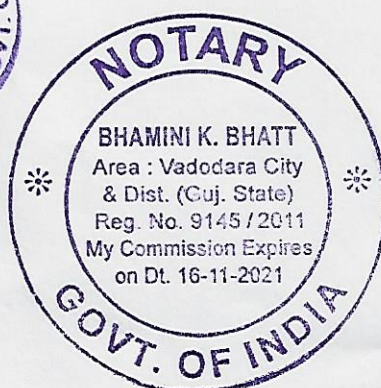


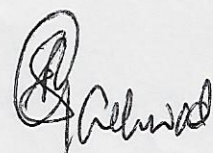
Deponent

Verification

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

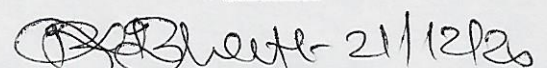
Verify by me at Vadodra on this 21st day of Dec. Monday





Deponent

Solemnly Affirmed / Declared
Sworn Before me by S. R. A. Akmal

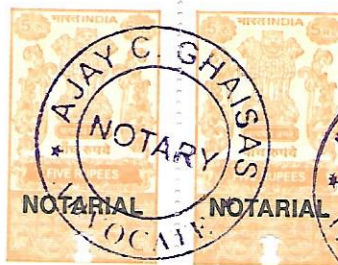
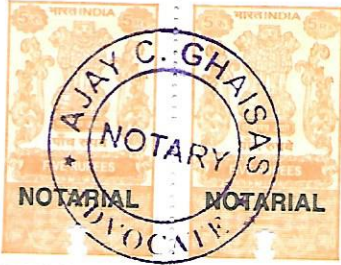
 21/12/20

BHAMINI K. BHATT
NOTARY (Govt. of India)

THE MAKARPURA INDUSTRIAL
ESTATE CO. OF BANK LTD
MAKARPURA
BARODA - 390016
GUJ/SOS/AU/18/2019



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AJAY C. GHASIS
Regd.No.: 530
Date: 5-11-2019

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 Mr. Ruhshad B. Cama, Partner, "M/s. Maxfly Properties LLP" Promoter of project / duly authorized by promoter of the Project Name: "The Baroda Crossway" C.S. No.1/1 paiki bearing Tikka No.C-10 mouje Vadodara Kasba, Plot No. C, Area of Plot :11713.42 Sq.Mt.(10003.11 Sq. Mt. post land acquisition for Road), T.P. Scheme No. - N/A, Village Name. -, Taluka.-, Authority Name. Vadodara Municipal Corporation, District.Vadodara, Vide Its/ his/ their Authorized Dated: 02/11/2019.

Affidavit cum Declaration of Mr. Ruhshad B. Cama, Partner, "M/s. Maxfly Properties LLP", promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: 02/11/2019.

I, Ruhshad B. Cama, Partner, "M/s. Maxfly Properties LLP" promoter of the proposed project / duly authorized by the promoter of the proposed project 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 ongoing project is proposed





have/has legal title or the land on which the development or 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. That the said land is free from all encumbrances.

OR

That details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 30/06/2023.
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 for 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 utilised for the project and the withdrawal has been in compliance with the proportion 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.

Ajay C. Ghaisas
Deponent

Verification

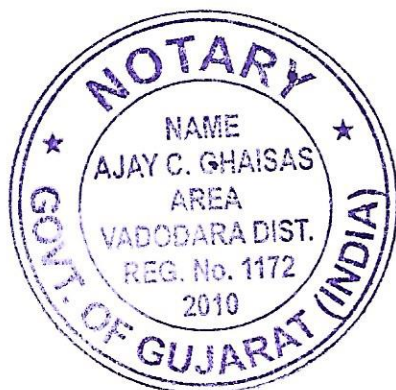
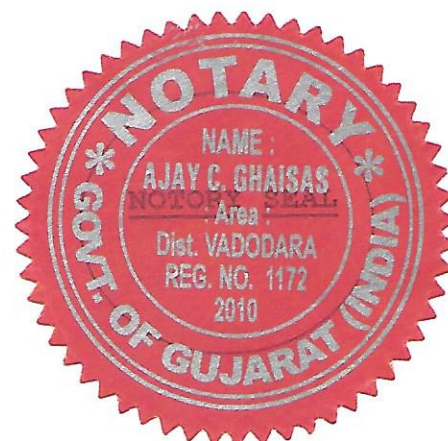
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Vadodara on 4th day of November 2019.

Ajay C. Ghaisas
Deponent.

Date :

Place :



SOLEMNLY AFFIRMED/
DECLARED SWORN
BEFORE ME
BY..... *R. B. Cama*

Ajay C. Ghaisas
AJAY C. GHASIAS
(GOVT. OF GUJARAT)
NOTARY

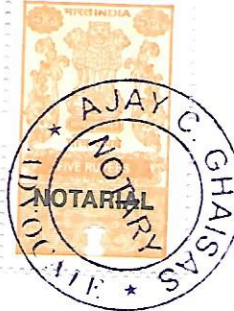
5-11-2019

THE MAKARPURA INDUSTRIAL
ESTATE CO-OP BANK LTD
MAKARPURA
BARODA - 390010
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AJAY C. GHASAS
Regd.No.: 531
Date: 5-11-2019

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 Shri Ruhshad B. Cama (Partner, Maxfly Properties LLP), promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its /his/their authorization dated 02/11/2019.

I, Ruhshad B. Cama (Partner, Maxfly Properties LLP promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as number:

1. I/we have entered into an agreement with Shri Samarjitsinh R. Gaekwad [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement, Registered on date 19th day of May 2017 at Sub-Registrar Office at Kuber Bhavan, Vadodara to develop the land bearing Survey No. 1/1 Paiki, Tikka C-10 Of Mouje Vadodara (said land);
2. That, Shri Samarjitsinh R. Gaekwad [name of the project land owner(s)/ lessor(s)] have/ has a legal title to the land on which the development of 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 (N.A.) (specify the nature) including details of any rights, title, interest or name of any party in over such land, is attached herewith.

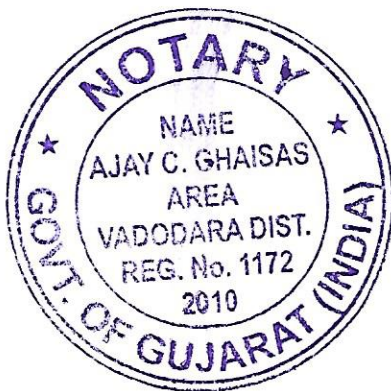
3. That, I will abide by all the conditions of the Development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making full payments towards consideration for the land/ development rights. I will keep the authority apprised of the scheduled payments having 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 will be liable for fulfilment of my / our obligations under Act towards the allottees of the units/apartments.

[Signature]
Deponent

Verification

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

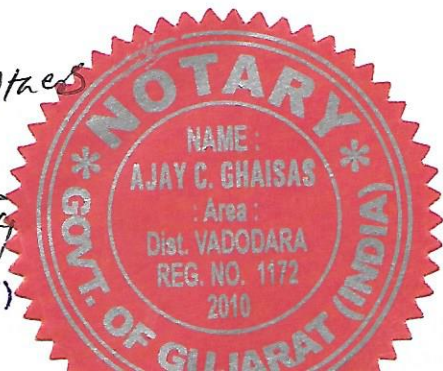
Verify by..... at Vadodara on this 4th November 2019,



SOLEMNLY AFFIRMED/
DECLARED SWORN
BEFORE ME
BY..... *R.B. Cama & others*

[Signature]
5-11-19
AJAY C. GHASIAS
(GOVT. OF GUJARAT)
NOTARY

[Signature]
Deponent



THE MAKARPURA INDUSTRIAL
ESTATE CO-OP BANK LTD
MAKARPURA
BARODA - 390010
GU/SOS/AL/TH/11/2019



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AJAY C. GHASAS
Regd.No.: 532
Date: 5-11-2019

FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY

- 1) THE PROMOTER OR ANY PERSON AUTHORISED 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) Shri Ruhshad B. Cama (Partner, Maxfly Properties LLP, promoter of the proposed project/duly authorized by the promoter of the proposed project, its/ his/their authorization dated 02/11/2019.

AND

- 2) Shri Samarjitsinh R. Gaekwad owner/lessor of the project land/duly authorizes by the owner/ lessor of the project land, vide its /his/their authorization dated 02/11/2019.

We, 1) Ruhshad B. Cama promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) Samarjitsinh R. Gaekwad owner/ lessor of the project land do

hereby solemnly declare, undertake and state as under:



- CHA/SAS
- A. We have entered into registered Development agreement, Registered on date 19th May 2017 at Sub-Registrar office Kuber Bhavan, Vadodara to develop the land bearing C.S. No.1/1 paiki bearing Tikka No.C-10 mouje Vadodara Kasba, Plot No. C, Village: Vadodara City (said land);
- B. That, Samarjitsinh R. Gaekwad [name of the project land owner(s)/ lessors(s)] have/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.

OR

That details of encumbrances(N.A.)(specify the nature) including details of any right, 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 obligations 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 Shops/ Offices/ Showrooms to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangements 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).....

2).....

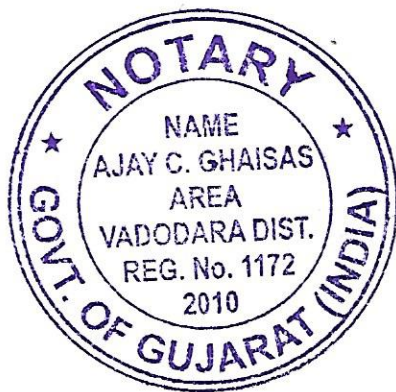
VERIFICATION

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 4th Day of November 2019.

Deponent 1).....

2).....



SOLEMNLY AFFIRMED/
DECLARED SWORN
BEFORE ME
BY.....R.B. Camar & others

5-11-2019
AJAY C. GHASIAS
(GOVT. OF GUJARAT)
NOTARY

