



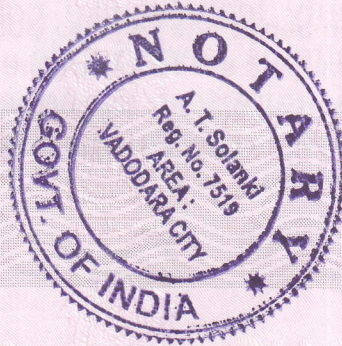
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

Regd.No.:... 5151
Date: 12/04/2021
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. : IN-GJ42064334052550T
Certificate Issued Date : 12-Apr-2021 01:15 PM
Account Reference : IMPACC (SV)/ gj13313304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1331330420100489926916T
Purchased by : JIGNESH S PATEL
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SARJAK ASHWIN PATEL
Second Party : Not Applicable
Stamp Duty Paid By : SARJAK ASHWIN PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021142033

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.



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. SARJAK ASHWIN PATEL promoter /duly authorized by the promoter of LAXMINARAYAN RESIDENCY (DEVELOPER : ZIRCON REALTY), vide his authorization dated 05/04/2021.

I, SARJAK ASHWIN PATEL promoter/duly authorized by the promoter of LAXMINARAYAN RESIDENCY (DEVELOPER : ZIRCON REALTY), do hereby solemnly declare, undertake and state as under that;

1. we have a legal title to the land on which the development of LAXMINARAYAN RESIDENCY is proposed;
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31/12/2025.
4. Seventy per cent of the amounts realised by us for the real estate project (LAXMINARAYAN RESIDENCY) 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. We (Promoters) 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.

Sarjak Patel

8. We (Promoters) shall take all the pending approvals on time, from the competent authorities.
9. We (Promoters) have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

Sarjak Ashwin Patel

SARJAK ASHWIN PATEL

(Authorized Partner of Zircon Realty)

Verification

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

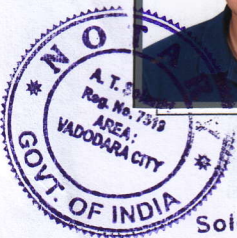
Verify by me at **VADODARA** on this **10th** day of **April 2021**

Deponent

Sarjak Ashwin Patel

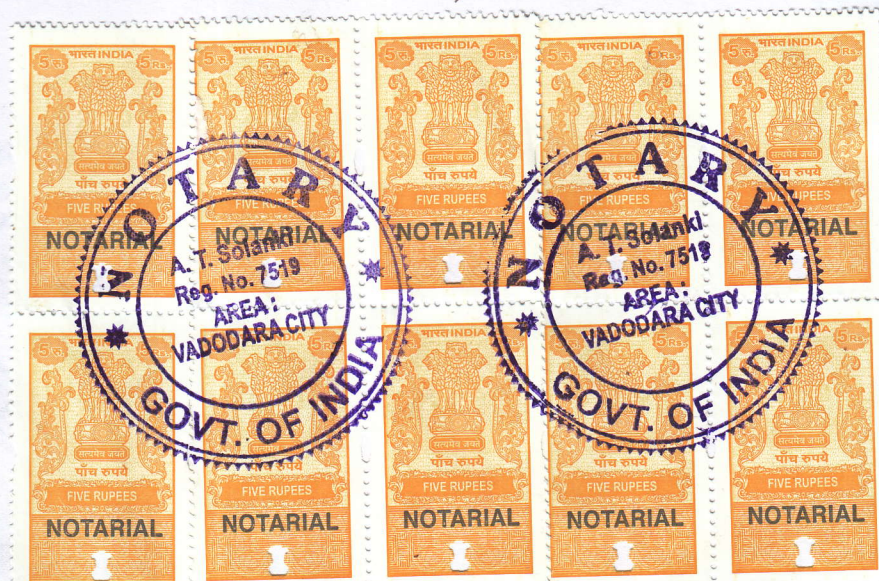
SARJAK ASHWIN PATEL

(Authorized Partner of Zircon Realty)



Solemnly Affirmed / Declared
Sworn Before me by **S. A. Patel**

12/04/2021
A. T. SOLANKI
NOTARY VADODARA

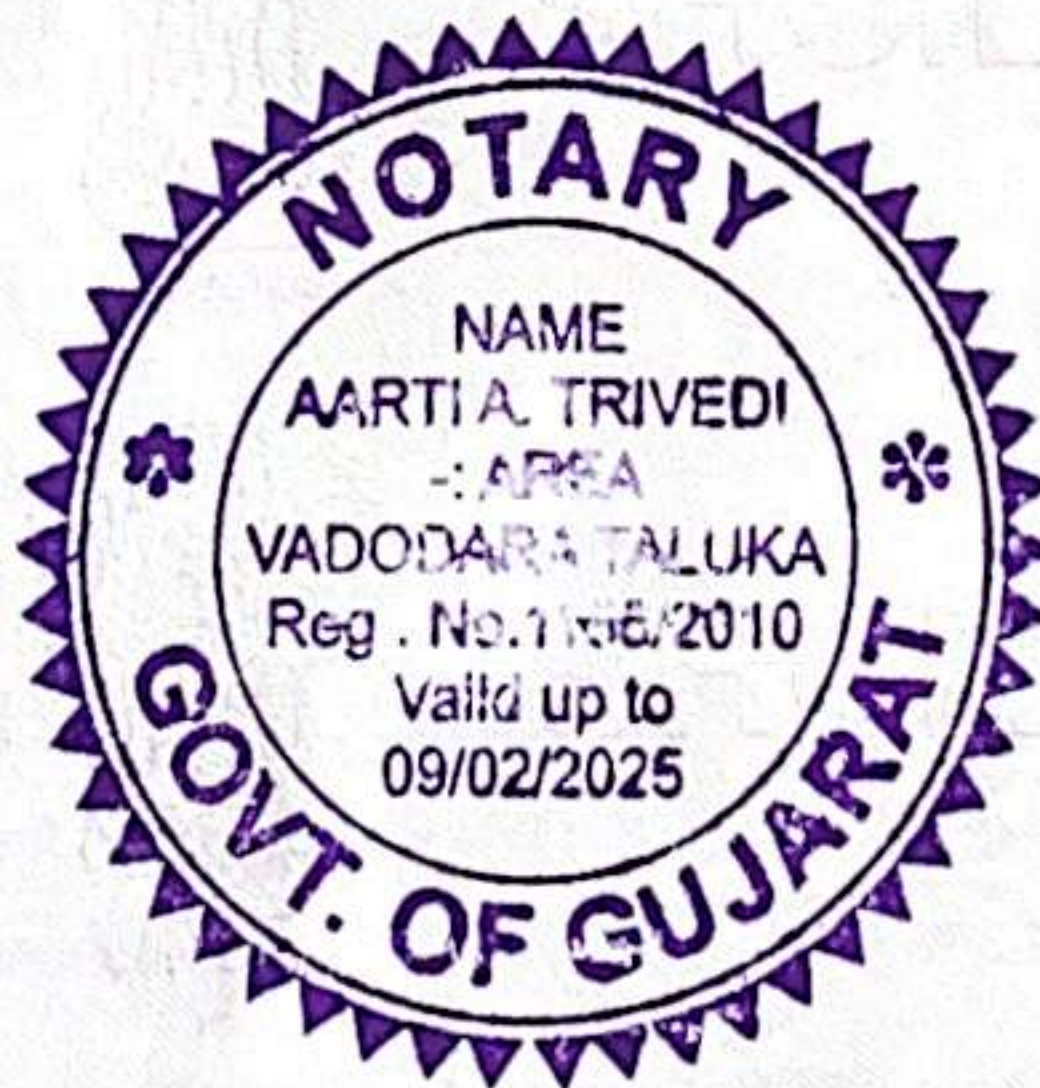
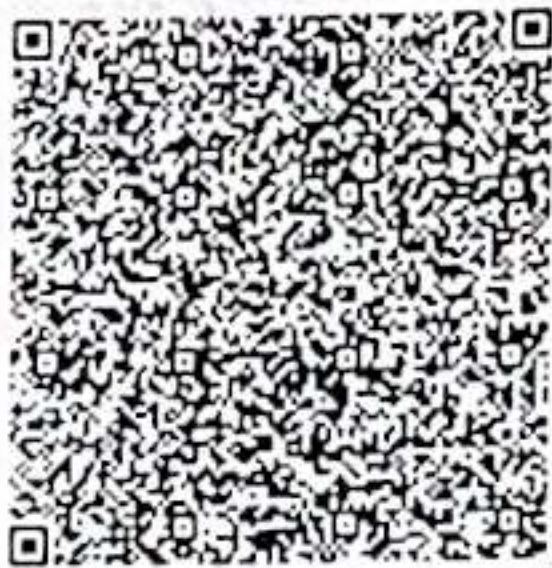




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ60775930476283T
Certificate Issued Date : 14-Jun-2021 03:10 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630457302816849605T
Purchased by : JIGNESH PATEL
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ZIRCON REALTY
Second Party : NA
Stamp Duty Paid By : ZIRCON REALTY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021308128

Statutory Advertisements

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2. The burden of proving the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL

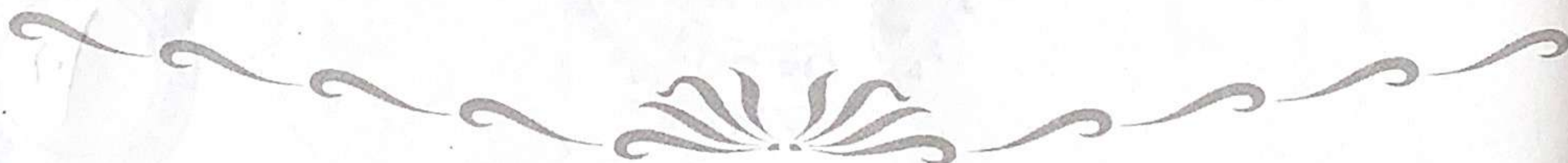


Warning

“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.”



0051308158

Sr. No. : 4154
Date: 15/06/2021

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. SARJAK ASHWIN PATEL promoter /duly authorized by the promoter of Laxminarayan Residency (Developer: Zircon Realty), vide his authorization dated 05/04/2021.

I, SARJAK ASHWIN PATEL, promoter/ duly authorized by the promoter of Laxminarayan Residency (Developer: Zircon Realty) do hereby solemnly declare, undertake and state as under:

1. We have entered into an agreement with (i) NIRMALBHAI RAMANBHAI THAKKAR, (ii) MUKESHBHAI NIRMALBHAI THAKKAR & (iii) KAMLESHBHAI NIRMALBHAI THAKKAR by way of registered Development agreement, registered on dated 18/03/2021 at Sub Registrar office Vadodara – 3 (Akota) to develop the land bearing Survey No. 264/1/A Paiki, F.P No. 47/1/2 of Village Atladra, District Vadodara.
 2. That (i) NIRMALBHAI RAMANBHAI THAKKAR, (ii) MUKESHBHAI NIRMALBHAI THAKKAR & (iii) KAMLESHBHAI NIRMALBHAI THAKKAR 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 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 payment towards consideration for the land/development rights. We 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) NIRMALBHAI RAMANBHAI THAKKAR, (ii) MUKESHBHAI NIRMALBHAI THAKKAR & (iii) KAMLESHBHAI NIRMALBHAI THAKKAR we will be liable for fulfillment of our obligations under the Act towards the allottees of the units/apartments.

Deponent

SARJAK ASHWIN PATEL
(Authorized Partner of Zircon Realty)

Verification

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

Verified by me at Vadodara on this 14th day of June 2021.

Deponent

Sarjak Ashwin Patel

SARJAK ASHWIN PATEL
(Authorized Partner of Zircon Realty)

SIGNED BEFORE ME ON OATH

A. A. Trivedi

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

15-06-2021





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ60775275981811T

Certificate Issued Date : 14-Jun-2021 03:10 PM

Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1318630457300591505998T

Purchased by : JIGNESH PATEL

Description of Document : Article 18 Certificate or Other Document

Description : AFFIDAVIT

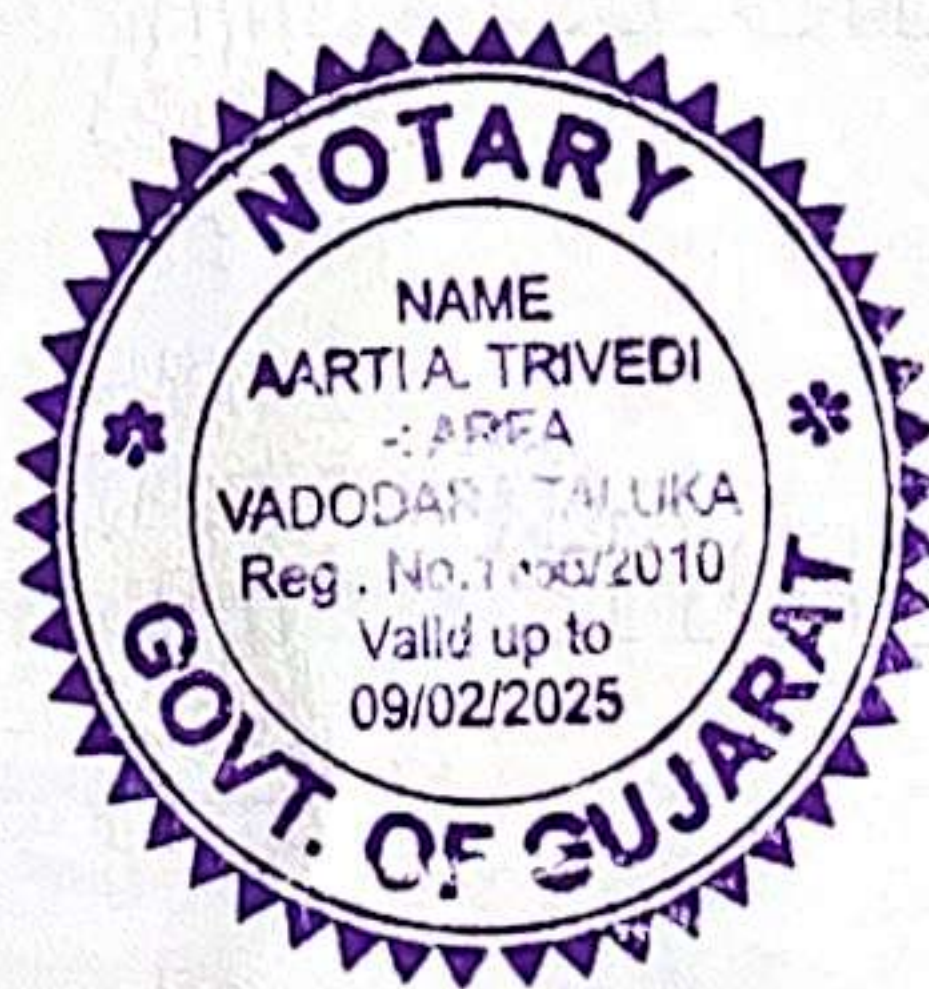
Consideration Price (Rs.) : 0
(Zero)

First Party : ZIRCON REALTY

Second Party : NA

Stamp Duty Paid By : ZIRCON REALTY

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



LB 0021308127

Statutory Alerts

- The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
- Any tampering or alteration in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- Users are responsible for ensuring the legitimacy of the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

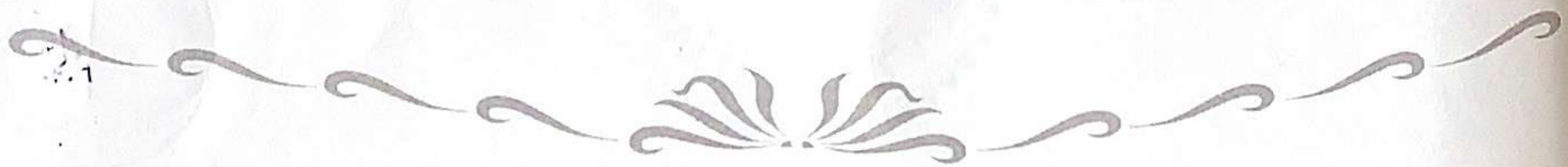


Warning

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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."

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005130815

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) Mr. SARJAK ASHWIN PATEL promoter / duly authorised by the promoter of the project Laxminarayan Residency (Developer: Zircon Realty), vide his authorization dated 05/04/2021.

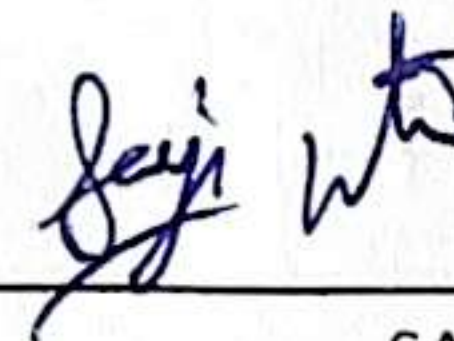
And

- 2) Mr. MUKESHBHAI NIRMALBHAI THAKKAR owner/ duly authorised by the owner of the project land, vide his authorization dated 31/03/2021.

We, 1) Mr. SARJAK ASHWIN PATEL promoter / duly authorised by the promoter of the project Laxminarayan Residency (Developer: Zircon Realty), AND 2) Mr. MUKESHBHAI NIRMALBHAI THAKKAR owner/ duly authorised by the owner of the project land do here by solemnly declare, undertake and state as under:

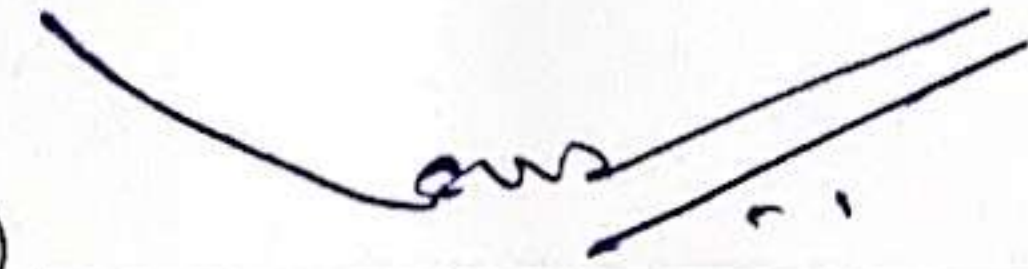
- A. We have entered into registered Development agreement, registered on date 18/03/2021 at sub-Registrar office Vadodara – 3 (Akota) to develop the land bearing Survey No. 264/1/A Paiki, F.P No. 47/1/2 of Village Atladra, District Vadodara.
- B. That (i) NIRMALBHAI RAMANBHAI THAKKAR, (ii) MUKESHBHAI NIRMALBHAI THAKKAR & (iii) KAMLESHBHAI NIRMALBHAI THAKKAR have a legal title to the land on which the development of the project Laxminarayan Residency 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 here with, 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 are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

Deponent 1)



SARJAK ASHWIN PATEL
(Authorized Partner of Zircon Realty)

2)



MUKESHBHAI NIRMALBHAI THAKKAR

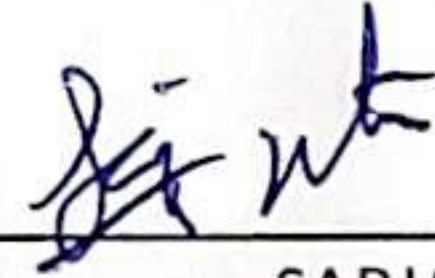
(Owner of Land & Authorized person by the Co-Owner)

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 14th day of June, 2021.

Deponent 1)



SARJAK ASHWIN PATEL

(Authorized Partner of Zircon Realty)

2)



MUKESHBHAI NIRMALBHAI THAKKAR

(Owner of Land & Authorized person by the Co-Owner)



SIGNED BEFORE ME ON OATH

A. A. Trivedi

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

15-06-2021,