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INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ57784493471272U

Certificate Issued Date

11-Nov-2022 10:21 AM

Account Reference

IMPACC (AC)/ gj13303811/ JUNAGADH/ GJ-JU

Unique Doc. Reference

SUBIN-GJGJ1330381144271814098573U

Purchased by

DEVANG PANDYA

Description of Document

Article 5(h) Agreement (not otherwise provided for)

Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0

(Zero)

First Party

KETAN DHIRAJLAL RAJPARA

Second Party

Not Applicable

Stamp Duty Paid By

KETAN DHIRAJLAL RAJPARA

Stamp Duty Amount(Rs.)

300

(Three Hundred only)

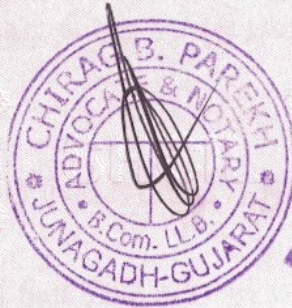
Serial No.....1085

Book No.....61

Page No.....41

Receipt No.....1085

Date...11 NOV 2022



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JD 0013622274

Statutory Alert:

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FORM 'B'

[Seerule3(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. KETANKUMAR DHIRAJLAL RAJPARA** promoter of the proposed project/ duly authorized by the promoter **AKSHAR INFRASPACE** of the proposed project **AKSHAR HIGHLAND**, vide its/his/their authorization dated 09th November, 2022.

I, **KETANKUMAR DHIRAJLAL RAJPARA** promoter of the proposed project/ duly authorized by the promoter **AKSHAR INFRASPACE**, of the proposed project **AKSHAR HIGHLAND**, 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 proposed
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2025.

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4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 accounts 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.

11 NOV 2022



Ben B. Parekh

Deponent

VERIFICATION

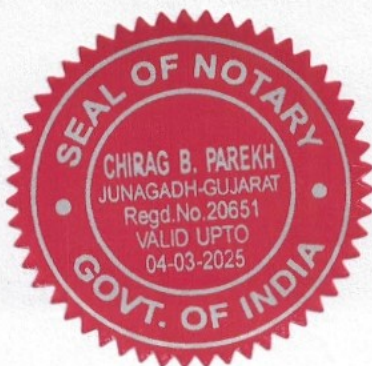
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Junagadh on this 11 day of NOV., 2022



Ben B. Parekh

Deponent



11 NOV 2022

SIGNED BEFORE ME

(CHIRAG B. PAREKH)
NOTARY
GOVT. OF INDIA
JUNAGADH-GUJARAT

AKSHAR INFRA SPACE

SERVE NO. 240, BLOCK NO 10, HETAN FALIYA, NAGAR ROAD, JUNAGADH, GUJARAT, 362001

AUTHORISATION LETTER TO APPOINT MR KETANKUMAR DHIRAJLAL RAJPARA FOR RERA REGISTRATION OF REAL ESTATE PROJECT "AKSHAR HIGHLAND" BEING DEVELOPED BY THE FIRM AND MATTERS INCIDENTAL THERETO

RESOLVED THAT MR. KETANKUMAR DHIRAJLAL RAJPARA (Partner) be and is hereby appointed as Authorized representative to sign and submit all the necessary papers, letters, form etc. to be submitted by the firm in connection with registration of its real estate project "AKSHAR HIGHLAND" with Gujarat Real Estate Regulatory Authority and matters incidental thereto. The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

Certified to be true

For **AKSHAR INFRA SPACE**

Date: 09th November, 2022

Partners

KETANKUMAR DHIRAJLAL RAJPARA

Ketankumar Dhirajlal Rajpara

JAGDISHBHAI PRAVINBHAI CHARADAVA

Jagdishbhai Pravinbhai Charadava



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KETAN DHIRAJLAL RAJPARA

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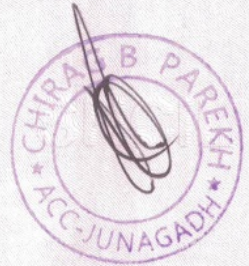
Serial No. 1086

Book No. 01

Page No. 91

Receipt No. 1086

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AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of Mr. **KETANKUMAR DHIRAJLAL RAJPARA** authorized signatory of **AKSHAR INFRASPACE** for the project **AKSHAR HIGHLAND**, situated at Nr. White Rose, Opp. Vinayak Heights, Zanzarda Road, Junagadh.

I, **KETANKUMAR DHIRAJLAL RAJPARA** as authorized signatory of proposed project **AKSHAR HIGHLAND**, 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. 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.

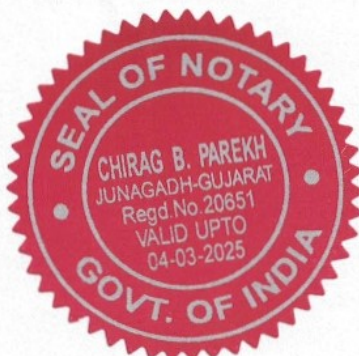
I/we also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I/we understand that the entire responsibility for the same will be that of Promoter/Architect/Engineer/Site Supervisor/Land Owner.



ચિરાગ ભટ્ટ પારેખ

Deponents



11 NOV 2022

SIGNED BEFORE ME

(CHIRAG B. PAREKH)
NOTARY
GOVT. OF INDIA
JUNAGADH-GUJARAT