



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Serial No. 708/2022

S. A. PEERZADA
NOTARY

GOVT. OF INDIA

11 FEB 2022

Certificate No. : IN-GJ06222693652218U

Certificate Issued Date : 11-Feb-2022 05:02 PM

Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1318761145552670534206U

Purchased by : LYCKA PROPERTIES PRIVATE LIMITED

Description of Document : Article 29 Indemnity Bond

Description : AFFIDAVIT

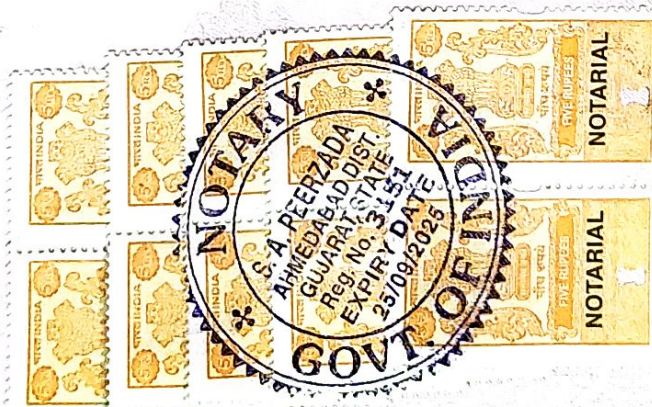
Consideration Price (Rs.) : 0
(Zero)

First Party : LYCKA PROPERTIES PRIVATE LIMITED

Second Party : Not Applicable

Stamp Duty Paid By : LYCKA PROPERTIES PRIVATE LIMITED

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

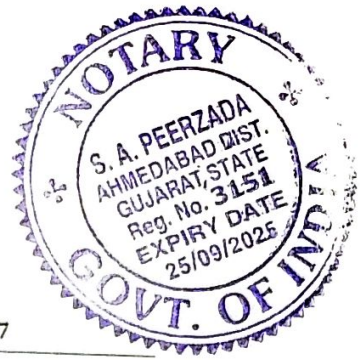


IN 3 06222693652218U

KC 0029396912

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.



Form B

Rules 3 (4) of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

Affidavit cum Declaration

Project name: "LYCKA LIFE"; Situated on the Plot Bearing Block/Survey No. 380/2/2, F.P. No. 205, T.P.S. No. 43 (Sola), Village Sola, Taluka: Ghatlodiya, District Ahmedabad-380060

Affidavit cum declaration of Mr. Devarshi Patel duly authorized by the promoter of the proposed project "LYCKA LIFE" vide its authorization dated 10/02/2022;

I Mr. Devarshi Patel duly authorized by LYCKA PROPERTIES PRIVATE LIMITED, the promoter of the proposed project "LYCKA LIFE", do hereby solemnly declare, undertake and state as under that:

1. Mr. Rajeshbhai Dhirubhai Patel and Mrs. Riketa Rajeshbhai Patel have a legal title to the land on which development of the project is proposed project is to be carried out
AND
A legally valid authentication 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 land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31st December, 2027.
4. Seventy percent of the amounts realized by 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. 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 account 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. We shall take all the pending approvals on time, from the competent authorities.



We have furnished such other documents as have been prescribed by the rules and regulations made under the act.

For, LYCKA PROPERTIES PRIVATE LIMITED

For, Lycka Properties Pvt. Ltd.


(Devarshi Patel)
Director Director

Verification

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

Verified by Me Devarshi Patel at Ahmedabad on this 11th day of February 2022.



For, LYCKA PROPERTIES PRIVATE LIMITED

For, Lycka Properties Pvt. Ltd.


(Devarshi Patel)
Director Director



BEFORE ME

S. A. PEERZADA
NOTARY
(GOVT. OF INDIA)
11 FEB 2022





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INDIA NON JUDICIAL Government of Gujarat

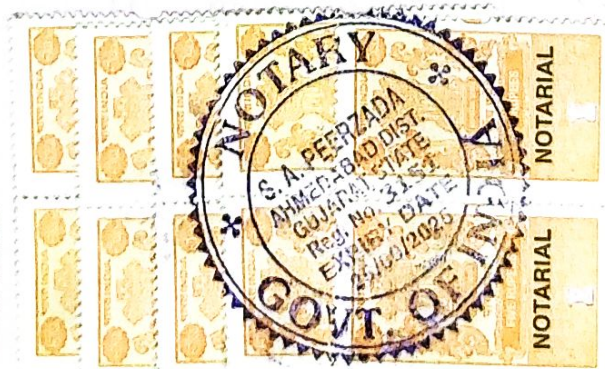
Certificate of Stamp Duty

Serial No. 707/2022

S. A. PEERZADA
NOTARY
GOVT. OF INDIA

11 FEB 2022

Certificate No. : IN-GJ06221188649478U
Certificate Issued Date : 11-Feb-2022 05:01 PM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318761145550306370385U
Purchased by : LYCKA PROPERTIES PRIVATE LIMITED
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : LYCKA PROPERTIES PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : LYCKA PROPERTIES PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ06221188649478U

KC 0029396911

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

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AT STATE
No. 3151
RY DATE
10/09/2025

NOTARY
GOVT. OF INDIA

Form B-1

[Gujarat RERA Order-23 Dt.23/05/2019]

DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

Affidavit cum declaration of Mr. Devarshi Patel duly authorized by the promoter LYCKA PROPERTIES PRIVATE LIMITED of the proposed project LYCKA LIFE, vide its authorization dated 10/02/2022;

I, Mr. Devarshi Patel duly authorized by the promoter the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with Mr. Rajeshbhai Dhirubhai Patel and Mrs. Riketa Rajeshbhai Patel by way of registered Development agreement, registered on date 10/02/2022 at sub registrar office Ahmedabad-8 (Sola) to develop the land bearing survey Bearing Survey No. 380/2/2, F.P. No. 205, T.P.S. No. 43 (Sola), Village Sola, Taluka: Ghatlodiya, District Ahmedabad-380060
2. That Mr. Rajeshbhai Dhirubhai Patel and Mrs. Riketa Rajeshbhai 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 authentication copy of the agreement between such owner and me/us (the promoter) for development for the real estate project is enclosed herewith, and the said land is free from all encumbrances.
3. That I/We will abide by all the conditions of the Development agreement and fulfill all my obligations under the said agreement, specially the obligation of making the full payment 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/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the unit/apartments.

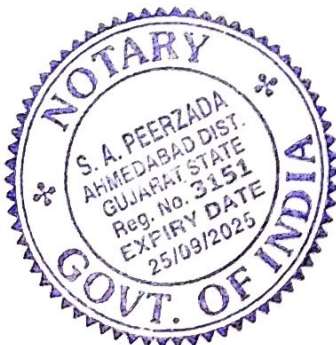
For, LYCKA PROPERTIES PRIVATE LIMITED

For, Lycka Properties Pvt. Ltd.

Devarshi Patel

(Devarshi Patel)
Director

Director





Verification

The contents of my above affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

Verify by me at Ahmedabad on this 11th day of February, 2022



For, LYCKA PROPERTIES PRIVATE LIMITED

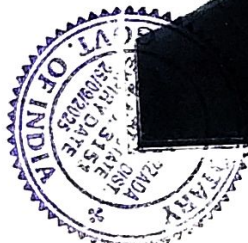
For, Lycka Properties Pvt. Ltd.

Devarshi Patel

(Devarshi Patel)

Director

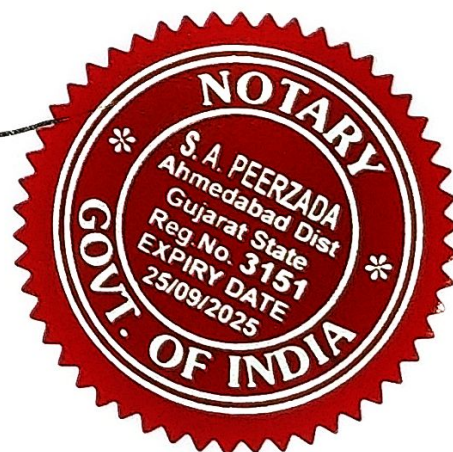
Director



BEFORE ME

S. A. Peerzada
S. A. PEERZADA
NOTARY
(GOVT. OF INDIA)

11 FEB 2022





सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

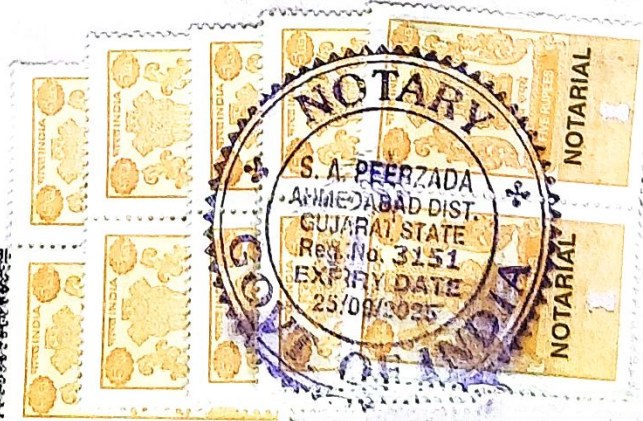
Certificate of Stamp Duty

Serial No. 706 /2022

S. A. PEERZADA
NOTARY
GOVT. OF INDIA

Certificate No. : IN-GJ06220359168054U
Certificate Issued Date : 11-Feb-2022 05:00 PM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ13187611455476959711880
Purchased by : LYCKA PROPERTIES PRIVATE LIMITED
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : LYCKA PROPERTIES PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : LYCKA PROPERTIES PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

11 FEB 2022

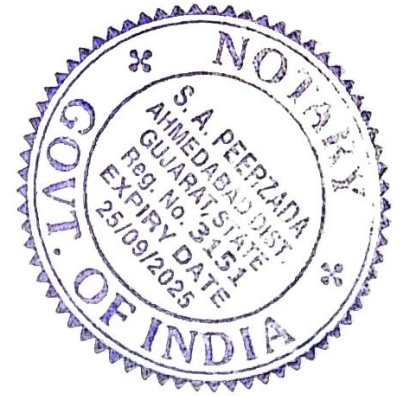


KC 0029396910

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Form B-2

[Gujarat RERA Order-23 Dt.23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT,

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. **Mr. Devarshi Patel** duly authorized by the promoter of the proposed project "**LYCKA LIFE**" vide its authorization dated 10/02/2022;

AND

2. **Mr. Rajeshbhai Dhirubhai Patel and Mrs. Riketa Rajeshbhai Patel**

We, 1) **Mr. Devarshi Patel** duly authorized by the promoter **LYCKA PROPERTIES PRIVATE LIMITED** of the proposed project **LYCKA LIFE**, AND 2) **Mr. Rajeshbhai Dhirubhai Patel and Mrs. Riketa Rajeshbhai Patel**, owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered development agreement/ Development Agreement, Registered on date 10-02-2022 at sub registrar office Ahmedabad-8 (Sola) to develop the land bearing survey Bearing Block/ Survey No. 380/2/2, F.P. No. 205, T.P.S. No. 43 (Sola), Village **Sola**, Taluka: **Ghatlodiya**, District **Ahmedabad-380060**
- B. That **Mr. Rajeshbhai Dhirubhai Patel and Mrs. Riketa Rajeshbhai Patel** 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all the 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 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 apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

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.



For, LYCKA PROPERTIES PRIVATE LIMITED

For, Lycka Properties Pvt. Ltd.

(Devarshi Patel)
Director

Director



Rajeshbhai Dhirubhai Patel

Riketa R. Patel

Riketa Rajeshbhai Patel



BEFORE ME

S. A. PEERZADA
NOTARY
(GOVT. OF INDIA)

11 FEB 2022



Verification

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

Verify by us at Ahmedabad on this 11th day of February, 2022

For, LYCKA PROPERTIES PRIVATE LIMITED

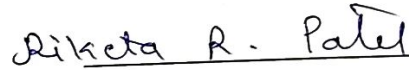
For, Lycka Properties Pvt. Ltd.

(Devarshi Patel)
Director

Director




Rajeshbhai Dhirubhai Patel


Riketa Rajeshbhai Patel

LYCKA PROPERTIES PRIVATE LIMITED

CIN: U45201GJ2019PTC109629

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LYCKA PROPERTIES PRIVATE LIMITED IN THEIR MEETING HELD ON 10TH FEBRUARY, 2022 AT THE REGISTERED OFFICE OF THE COMPANY.

Authority to Mr. Devarshi Rajesh Patel to register the project with Guj Rera Authority

The Board was apprised about the project Lycka Life being undertaken by the Company. In order to register the said project with Guj Rera Authority, Board has to appoint any person who will deal with Guj Rera Authority for registration of Project.

"RESOLVED THAT pursuant to applicable provisions of the Companies Act, 2013 of the Company the authority of the Board be and is hereby accorded to authorize Mr. Devarshi Rajesh Patel, Director of the Company to sign as well as provide details, sign documents, to represent and to do all the necessary things for approval and registration of the project with GUJ RERA and all other statutory authorities for project Lycka Life situated at Non-Agriculture land bearing Survey/Block No. 380/2/2, T.P. No. 43, F.P. No. 205, at Village: Sola, Taluka: Ghatlodia, District: Ahmedabad.

RESOLVED FURTHER THAT Mr. Devarshi Rajesh Patel, Director of the Company be and is hereby authorised to give effect to aforesaid resolution.

For LYCKA PROPERTIES PRIVATE LIMITED

For, Lycka Properties Pvt. Ltd.

DEVARSHI RAJESHBHAI PATEL
Director

Din: 08544342

Director

For, Lycka Properties Pvt. Ltd.

RIKETABEN RAJESHBHAI PATEL
Director

DIN: 08544353

Director