IN-GJ42948524227730V

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty .

सत्यमेव जयते

Certificate No.	:	IN-GJ42948524227730V
Certificate Issued Date	:	11-Apr-2023 05:55 PM
Account Reference	:	IMPACC (AC)/ gj13037211/ GANDHINAGAR SRO/ GJ-GN
Unique Doc. Reference	:	SUBIN-GJGJ13037211128333493928 34V
Purchased by	:	NIMESH D CHAUDHARI
Description of Document	:	Article 14 Bond
Description	:	AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHIKSHAPATRI SKY NINE
Second Party	:	Not Applicable
Stamp Duty Paid By	:	SHIKSHAPATRI SKY NINE
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)

BOOK NO. 1/15/2023
Sr. & Page No. 21

P. K. RAOL
NOTARY
GOVT. OF INDIA

11 APR 2023

GOVT. OF INDIA NOTARY P. K. RAOL GANDHINAGAR DISTRICT INDIA Reg. No. 9670

KC 0031492926

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 renders it invalid.

NOTARY P. K. RAOL GANDHINAGAR DISTRICT INDIA Reg. No. 9670 GOVT. OF INDIA

FORM B
(See Rule 3(4))

DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. NIMESH DAHYABHAI CHAUDHARI (Partner of SHIKSHAPATRI FIVE) promoter/duly authorized by the promoter of **SHIKSHAPATRI SKY NINE** (Name of Project), vide its/his/their authorization dated 16/09/2022;

I, NIMESH DAHYABHAI CHAUDHARI, promoter/duly authorized by the promoter of **SHIKSHAPATRI SKY NINE** do hereby solemnly declare, undertake and state as under that ;

1. we have a legal title to the land on which development of **SHIKSHAPATRI SKY NINE** (Name of Project) is proposed;

OR

SHIKSHAPATRI FIVE has a legal title to the land on which the development of **SHIKSHAPATRI SKY NINE** (Name 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 promoter for development of the real estate project is enclosed herewith.

2. the said land is not free from all encumbrances.

OR

The said land including unsold units thereon is subject to encumbrances of Rs. 30,00,00,000 (Rupees Thirty Crore) with HERO FINCORP LIMITED

including details of any rights, 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 30/09/2026.

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 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 utilised 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.

NOTARY P. K. RAOL GANDHINAGAR DISTRICT INDIA Reg. No. 9670 GOVT. OF INDIA

9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

( )
Nimesh D. Chaudhari
Deponent & Authorized Signatory

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 Gandhinagar on this 11th day of April, 2023.

( )
Nimesh D. Chaudhari
Deponent

SOLEMNLY AFFIRMED
BEFORE ME
P. K. RAOL
NOTARY
GOVT. OF INDIA

11 APR 2023

IDENTIFIED BY ME
ADVOCATE / PERSON
NAME: Amit B. Bajpeyi
ADD.: Charada
DATE: 11 APR 2023