

Affidavit cum Declaration



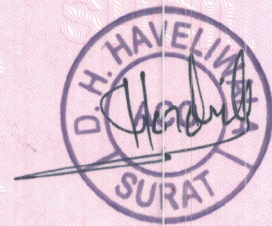
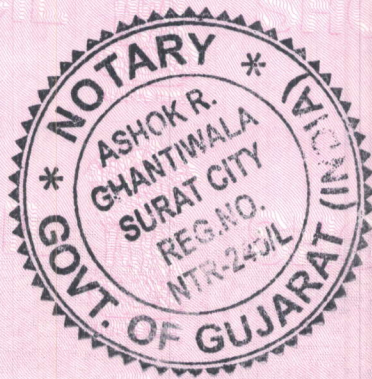
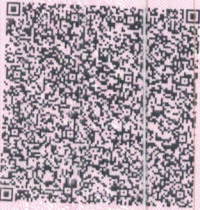
IN-GJ75211328493852V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ75211328493852V
Certificate Issued Date : 01-Jun-2023 02:49 PM
Account Reference : IMPACC (SV)/ gj13170204/ SURAT/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1317020476531120428346V
Purchased by : Ankit Gagjibhai Koshiya
Description of Document : Article 14 Bond
Description : Affidavit Cum Declaration
Consideration Price (Rs.) : 0
(Zero)
First Party : Ankit Gagjibhai Koshiya
Second Party : Not Applicable
Stamp Duty Paid By : Ankit Gagjibhai Koshiya
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0024793662

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.

6588

Affidavit cum Declaration of **Mr. ANKIT GAGJIBHAI KOSHIYA** Partners of "**SITARAM CORPORATION**", A PARTNERSHIP FIRM, Promoters of the project "**ELEMENT HOMES**" duly authorized by the PARTNERS of the project, vide its/his/their authorization dated : 27/05/2023.

I, **Mr. ANKIT GAGJIBHAI KOSHIYA**, partners / promoters of the "**ELEMENT HOMES**" duly authorized by the partners of "**SITARAM CORPORATION**", A PARTNERSHIP FIRM, Promoters of the project "**ELEMENT HOMES**" CARRIED OUT AT BLOCK NO-87/B/1, MOJE-OKHA, TA-CHORYASI, SURAT, Gujarat – 395005 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 carried out

AND

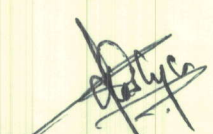
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is dated: 31/12/2027.
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.

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

Deponent



Mr. ANKIT GAGJIBHAI KOSHIYA

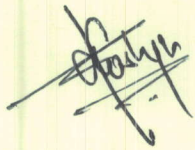


Verification

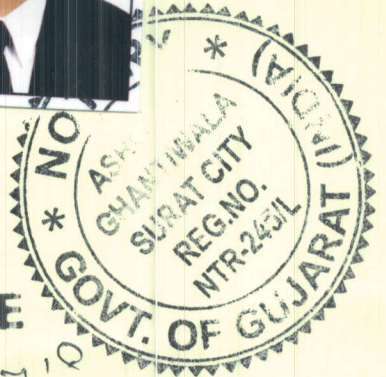
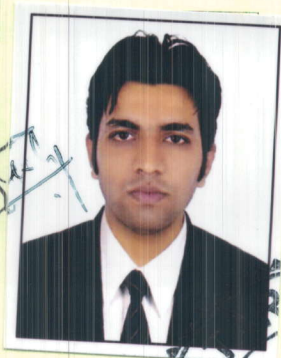
The contents of my/our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at SURAT on this day of , MONTH, 2023.

Deponent



Mr. ANKIT GAGJIBHAI KOSHIYA



BEFORE ME

Ashok R. Ghantiwala
NOTARY

Serial No.: 6888
1 JUN 2023 23
My Commission Expire Dt. 26/7/27





ભારત સરકાર
Government of India

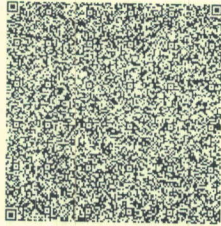
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામીકરણ ક્રમ સંખ્યા/ Enrolment No.: 0000/00741/72544

Download Date: 15/05/2021

To
કોશીયા અંકિત ગગજીભાઈ
KOSHIYA ANKIT GAGAJIBHAI
PLOT-9-10
BAGBAAN BUNGLOWS
KATARGAM
DABHOLI
Surat City
Katargam
Surat Gujarat - 395004
9979064646

Issue Date: 12/05/2021



તમારો આધાર નંબર / Your Aadhaar No. :

9935 5628 6510

VID : 9195 5800 3448 9914

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



Download Date: 15/05/2021



કોશીયા અંકિત ગગજીભાઈ
KOSHIYA ANKIT GAGAJIBHAI
જન્મ તારીખ/DOB: 03/09/1986
પુરુષ/ MALE

Issue Date: 12/05/2021

9935 5628 6510

VID : 9195 5800 3448 9914

મારો આધાર, મારી ઓળખ



Government of India



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેલ આધાર સાથે અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

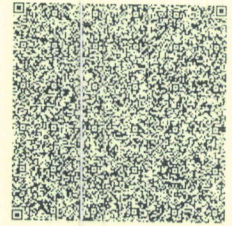


સરનામું :

પ્લોટ-9-10, બાગબાન બંગ્લોઝ, ડભોલી, કતારગામ,
સુરત સીટી, સુરત,
ગુજરાત - 395004

Address:

PLOT-9-10, BAGBAAN BUNGLOWS,
DABHOLI, KATARGAM, Surat City, Surat,
Gujarat - 395004



9935 5628 6510

VID : 9195 5800 3448 9914

1947

help@uidai.gov.in

www.uidai.gov.in

SITARAM CORPORATION

Project Name: " ELEMENT HOMES " BLOCK NO-87/B/1, MOJE-OKHA, TA-CHORYASI, SURAT, Gujarat – 395005.

Date: 27/05/2023

TO WHOM SOEVER IT MAY CONCERN

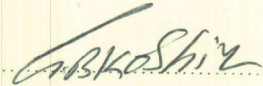
Subject : Authority letter

This is to inform your good self that we, partners of M/s. **SITARAM CORPORATION**, having registered address at "**ELEMENT HOMES**" BLOCK NO-87/B/1, MOJE-OKHA, TA-CHORYASI, SURAT, Gujarat – 395005. Hereby **empowered and authorized Mr. ANKIT GAGJIBHAI KOSHIYA** by this authorization letter, for dealing in estate purchase and sale, signing the documents like sales deed, purchase deeds, various agreements, Plan or any other agreement relating to land, plots and units etc. and also relating to operation of bank accounts on behalf of the firm. He is also authorized to appear and represent the firm against the Revenue Authorities, Registering Authorities, Local Authorities, Electricity Companies / Corporations / Boards / RERA Authorities, Income tax Authorities, Sales tax Authorities or any other Government, Semi-Government Authorities, Banking Authorities and to sign, submit, admit the required documents.

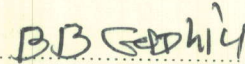
Thanking You,

Yours faithfully,

1. GAGJIBHAI BHURABHAI KOSHIYA

X. 

2. BHARATBHAI BHIMJIBHAI GADHIYA

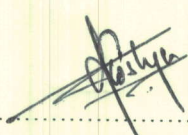
X. 

Acceptance as an authorized signatory

I, **Mr. ANKIT GAGJIBHAI KOSHIYA** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place: Surat

Date: 27/05/2023.


Mr. ANKIT GAGJIBHAI KOSHIYA