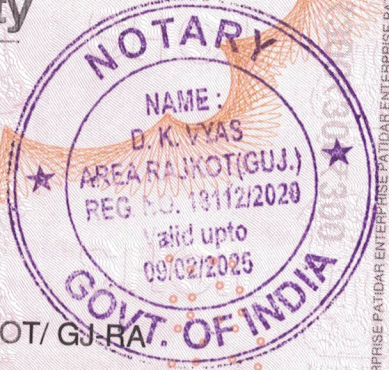




सत्यमेव जयते

# INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



**Certificate No.** : IN-GJ91375644818925U  
**Certificate Issued Date** : 04-Jul-2022 06:30 PM  
**Account Reference** : IMPACC (AC)/ gj13146711/ RAJKOT/ GJ-RA.  
**Unique Doc. Reference** : SUBIN-GJGJ1314671113535898969000U  
**Purchased by** : DHARMESH DELVADIYA  
**Description of Document** : Article 5(h) Agreement (not otherwise provided for)  
**Description** : AFFIDAVIT CUM DECLARATION  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : PATIDAR ENTERPRISE  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : PATIDAR ENTERPRISE  
**Stamp Duty Amount(Rs.)** : 300  
 (Three Hundred only)



IN-GJ91375644818925U

JD0008891780

## 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. PARSOTAM BABRIA** promoter /duly authorized by the promoter of **PATIDAR ENTERPRISE** vide his authorization dated **04<sup>th</sup> July 2022**.

I, **Mr. PARSOTAM BABRIA** promoter/duly authorized by the promoter of **PATIDAR ENTERPRISE** do hereby solemnly declare, undertake and state as under that;

1. I have a legal title to the land on which the development of **ROYAL CORNER** is proposed;

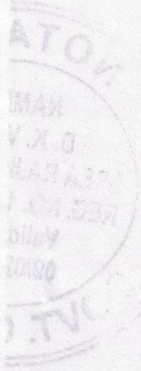
AND

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 free from all encumbrances.
3. the time period within which the project shall be completed by me is **31<sup>st</sup> Dec 2026**.
4. seventy per cent of the amounts realised by me/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. I 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.

**PATIDAR ENTERPRISE**

*[Signature]*  
**PARTNER**



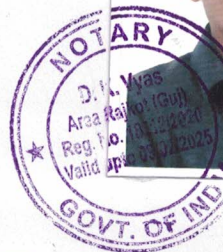
8. I shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

PATIDAR ENTERPRISE  
*P. D. K. Vyas*  
PARTNER  
Deponent

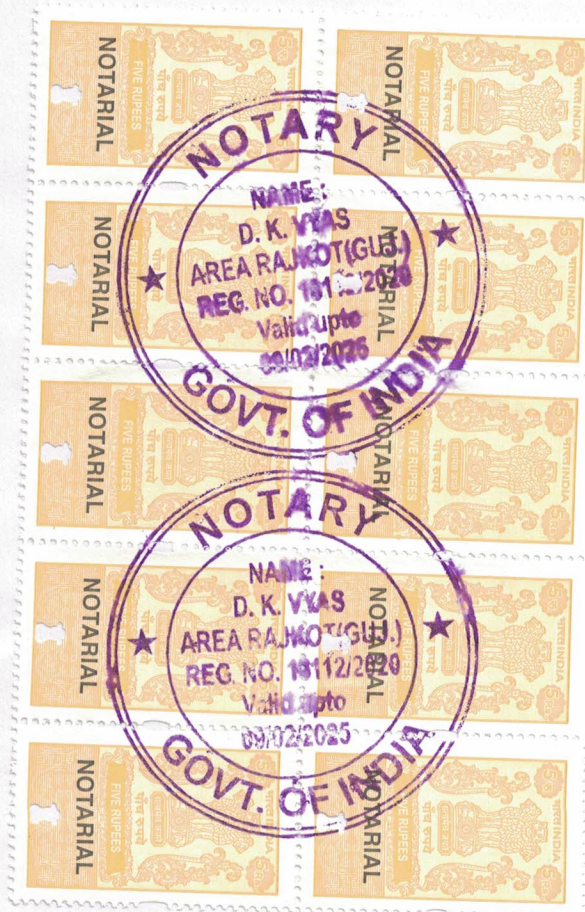
Verification

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

Verify by me at Rajkot on this 04<sup>th</sup> July 2022.



PATIDAR ENTERPRISE  
*P. D. K. Vyas*  
PARTNER  
Deponent



Book No.....01/04.....  
Page No.....308.....  
Serial No.....7943.....  
Receipt No.....7943.....  
Date.....04/07/2022.....

BEFORE ME  
*D. K. Vyas*  
D. K. VYAS  
NOTARY - RAJKOT



PATIDAR ENTERPRISE  
*P. Babbar*  
PARTNER

# PATIDAR ENTERPRISE

R.S.No 35 P1,Plot No 1,Raiya Road Rajkot-360007

We partner of **PATIDAR ENTERPRISE** authorize our partner **Mr. PARSOTAM BABRIA** to authorize all the documents of PATIDAR ENTERPRISE for the purpose of RERA registration.

- Partners:
- 1) Joliali Halani
  - 2) Paresh Radadiya
  - 3) Hansaben Pithadia
  - 4) Bhavinbhai Bhalodiya
  - 5) Prakashbhai Kanabar
  - 6) Parsotam Babria
  - 7) Nirav Sheth

Sign

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

Regards,

Patidar Enterprise

*[Signature]*

**PARTNER**