

SR. NO. 5089/2021

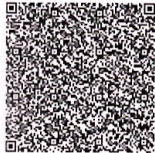
DATE 20 MAY 2021



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

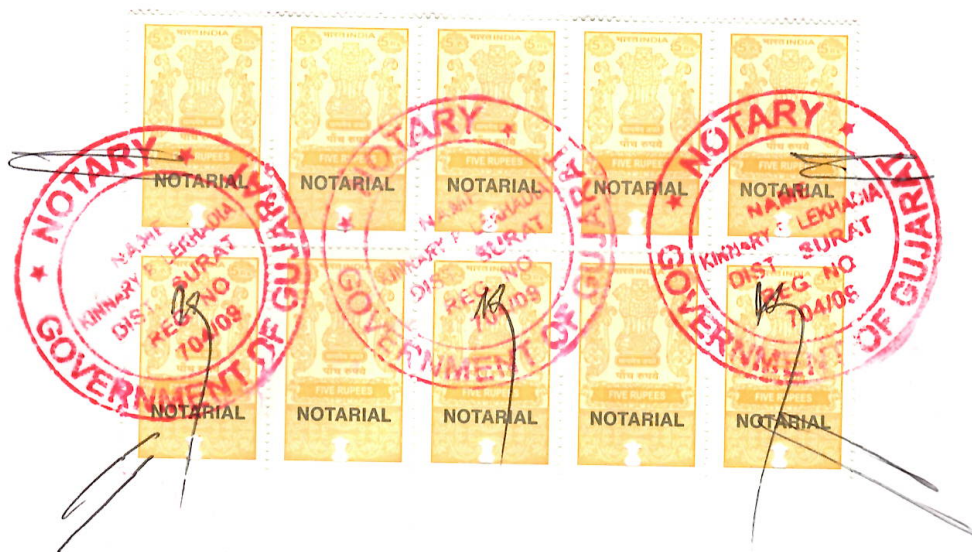
Certificate No. : IN-GJ49949561053216T
Certificate Issued Date : 20-May-2021 12:20 PM
Account Reference : IMPACC (SV)/ gj13004104/ SURAT/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1300410435770174385825T
Purchased by : SIDHARTH UNITY
Description of Document : Article 29 Indemnity Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SIDHARTH UNITY
Second Party : Not Applicable
Stamp Duty Paid By : SIDHARTH UNITY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0000173979

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.snclststamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Warning

"The contents of this certificate can be verified and authenticated worldwide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

FORM 'B'

(See rule 3 (4))

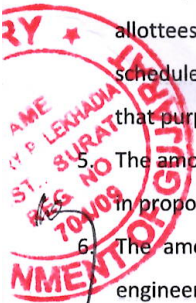
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR
ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pranav Dhirubhai Padsala, duly authorized by the promoter M/s. Sidharth Unity for the project "The Unity Tower", vide its authorization dated 1st April, 2021.

I, **Mr. Pranav Dhirubhai Padsala** duly authorized partner by the promoter **M/s. Sidharth Unity** having its registered office at **Final Plot No. 61/B, Near Shyam Dham Temple, Yogeshwar Society Road, Sarthana Jakatnaka, Surat 395013** promoter of the project **"The Unity Tower"** situated at **Revenue Survey No. 11, Block No. 12, T.P.S. No. 22 (Sarthana-Valak), F.P. No. 61/B, Moje – Village Sarthana, Sub. Dist. – Puna, Dist. - Surat, Gujarat 395013** do hereby solemnly declare, undertake and state as under that;

1. **M/s. Sidharth Unity** have a legal title to the land on which the development of the Project **"The Unity Tower"** is proposed to be carried out;
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is **01.05.2026**.
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/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 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. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

(Signature)

Mr. Pranav Dhirubhai Padsala
Authorised Signatory, Promoter, Partner
M/s. Sidharth Unity

Verification

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

Verify by me at Surat on this 20th day of May 2021,



Deponent

(Signature)

Mr. Pranav Dhirubhai Padsala
Authorised Signatory, Promoter, Partner
M/s. Sidharth Unity



BEFORE ME

(Signature)
KINNARY P. LEKHADIA
NOTARY
SURAT CITY (Gujarat)
Govt. of Gujarat

SER. NO. 5089
DATE 20 MAY 2021

भारत सरकार
GOVERNMENT OF INDIA

पदसाला प्रभाव धीरुभाई
Padsala Pranav Dhirubhai
जन्म तारीख/DOB: 19/11/1984
पुरुष/ MALE
Mobile No: 9879591077

4063 0303 8388

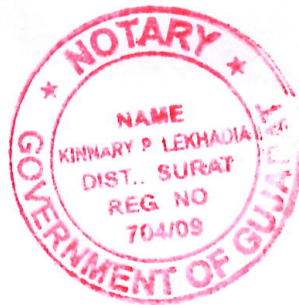
મારો આધાર, મારી ઓળખ

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 04/10/2019
Generation Date: 03/10/2019

Address :
C/O Dhirubhai, A-3
31/1001, Green City
Gold, Surat, Pal Bhatha,
Bhatha, Surat,
Gujarat - 394510

1000 300 1047
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 031



Sidharth Unity

Final Plot No. 61/B, Near Shyam Dham Temple, Yogeshwar Society Road,
Sarhana Jakatnaka, Surat 395013
Email ID: theunity@sidharthgroup.in

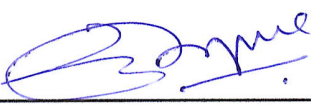
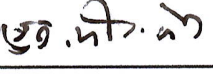
Authority Letter

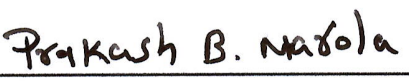
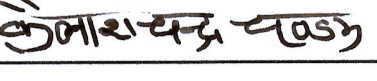
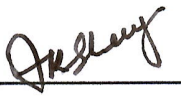
We, the Partners of "M/s. Sidharth Unity" Promoter of the Project "The Unity Tower" hereby Authorizing "Mr. Pranav Dhirubhai Padsala" one of the Partner of the partnership firm to sign or to Communicate with the GujRERA Authority and declaring him as a signing authority for and on behalf of the promoter "M/s. Sidharth Unity" for the project "The Unity Tower" situated at Revenue Survey No. 11, Block No. 12, T.P.S. No. 22 (Sarhana-Valak), F.P. No. 61/B, Moje – Village Sarhana, Sub. Dist. – Puna, Dist. - Surat, Gujarat 395013.

Date: 01.04.2021

Place: Surat

Authorizing Partners' Signature:

1. Mr. Sunil Kumar Nahar : 
2. Mr. Nihalchand Sohanlal: 
3. M/s Amar Kiran Fabrics Private Limited through its Director Sohanraj Mithalal Balar :

4. Mr. Narola Prakashbhai Bhupatbhai : 
5. Mr. Gaurav Doshi : 
6. Mr. Chandak Kailashchandra Banshilal : 
7. Mr. Akshay Sumerchand Jain: 

Sidharth Unity

Final Plot No. 61/B, Near Shyam Dham Temple, Yogeshwar Society Road,
Sarothana Jakatnaka, Surat 395013
Email ID: theunity@sidharthgroup.in

8. Abhishek Balar: 

9. Khushboo Karnavat: ☒ Khushboo Karnawat

10. Priyanka Dhariwal: Priyanka

11. Sapana Dhariwal: Sapana Dhariwal

Authorized Partner Signature :

1. Mr. Pranav Dhirubhai Padsala : 