



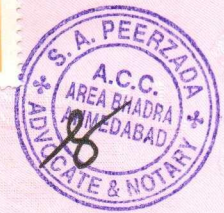
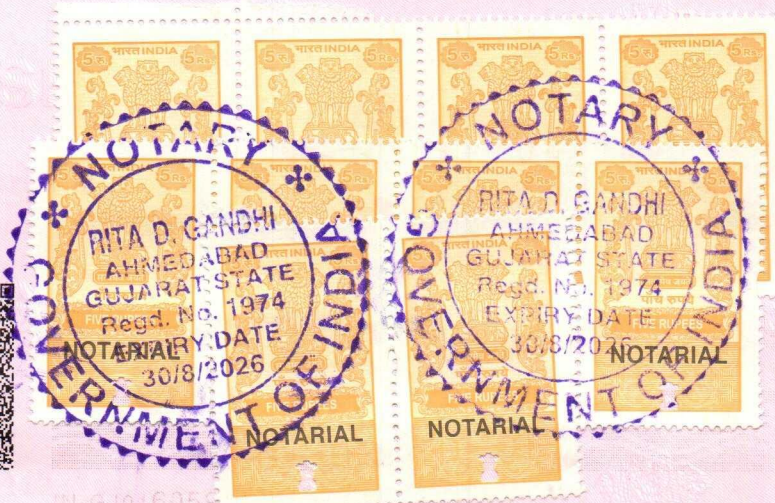
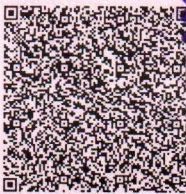
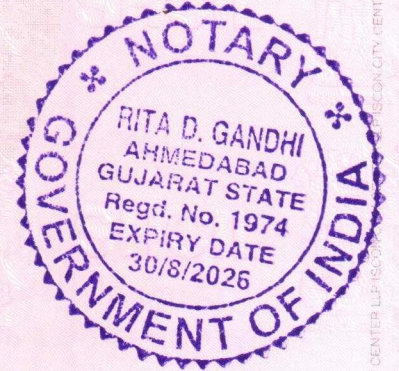
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

SERIAL No. 36146 /2022

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
6 JUL 2022

Certificate No. : IN-GJ01605987297750U
Certificate Issued Date : 04-Feb-2022 10:43 AM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318761136419590735365U
Purchased by : ISCON CITY CENTER LLP
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : ISCON CITY CENTER LLP
Second Party : Not Applicable
Stamp Duty Paid By : ISCON CITY CENTER LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0029392571

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)1]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Jateen M. Gupta**, promoter of the proposed project and duly Authorized Signatory and Partner of **Iscon City Center LLP** for the proposed project, **Iscon Commercial Complex (Phase 2)** (B/H New Cloth Market, Raipur, Ahmedabad-380001), vide his authorization dated **08/09/2021**.

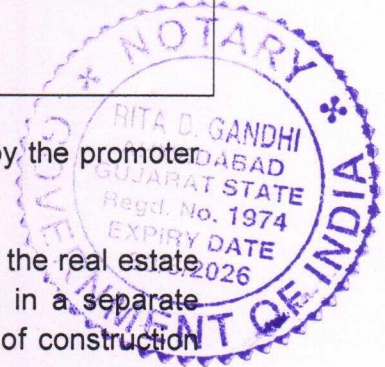
S. P. No. 2+3 of F.P. No. 32/P, Sur. No. 25, 27/B/1, 31, 38, T.P. No.18 (Sarangpur) Village Rajpur-Hirpur, Taluka-Maninagar, District Ahmedabad 380001 admeasuring total apprx. 9917 Sq. Mts. area and out of which the proposed Project **Iscon Commercial Complex (Phase 2)** being developed by ISCON CITY CENTER LLP on part of the above land admeasuring approx. 906 Sq. Mtrs.

I, **Jateen M. Gupta**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) That promoter has a legal title to the land on which the development of the project is proposed **Iscon Commercial Complex (Phase 2)**.
- 2) We hereby state that the said land is having below encumbrance

Sr. No.	Type of Encumbrance	Party	Remarks
1	Mortgage loan (registration No:4807 and date of registration is 29/04/2021)	ICICI Bank Limited	Amount Rs. 85,00,00,000/-
2	Mortgage loan (registration No:2911 and date of registration is 07/03/2022)	ICICI Bank Limited	Amount Rs. 13,30,00,000/-

- 3) That the time period within which the project shall be completed by the promoter is **31ST DECEMBER, 2026**.
- 4) That seventy per cent of the amounts realized by the 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.

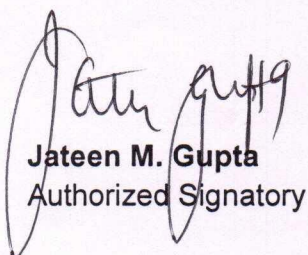
7) That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8) That the promoter shall take all the pending approvals on time, from the competent authorities.

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

Deponent

For Iscon City Center LLP,


Jateen M. Gupta
Authorized Signatory



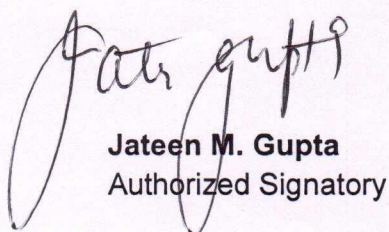
Verification

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

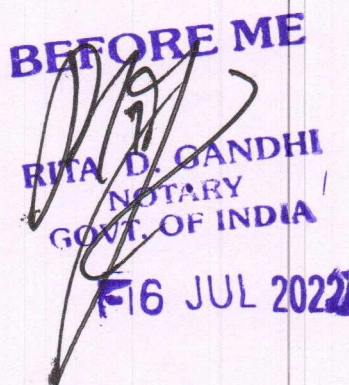
Verify by me at Ahmedabad on this ...16th... day of July, 2022.

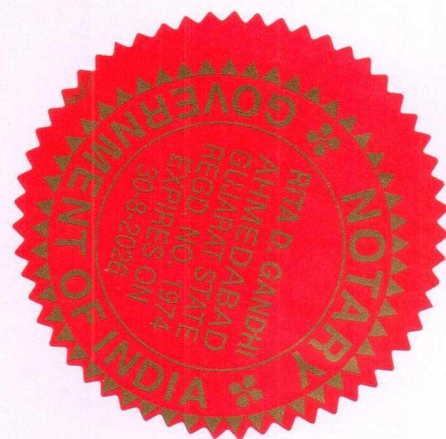
Deponent

For Iscon City Center LLP,


Jateen M. Gupta
Authorized Signatory



BEFORE ME

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
16 JUL 2022





Form - 7

GUJARAT STATE
Driving Licence

GJST 2010-1090958 Issued on: 19-06-2015

Name: GUPTA
JATEEN MADANLAL

S/DW of:
Address: 1 RIVERA 30 BUNGLOWS 100
FT RING ROAD SATELLITE
AHMEDABAD, 380015

DoB: 23-11-1971
Sex: LMV

is licenced to drive 02-02-2019

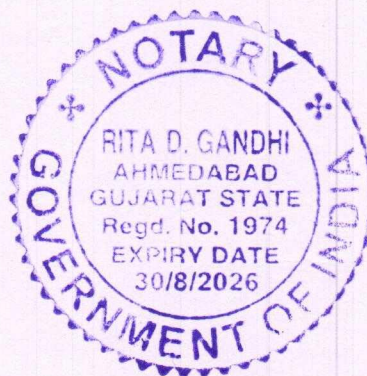
Valid for other than Transport Vehicles from: 22-11-2021
Valid for Transport Vehicles from: 02-02-2019

Org. DL. No. GJST-101515

Issued on: 19-06-2015

Holder's Signature: *[Signature]*

Licensing Authority: *[Signature]*
GJST0001





आयकर विभाग
INCOME TAX DEPARTMENT



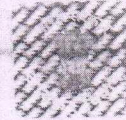
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

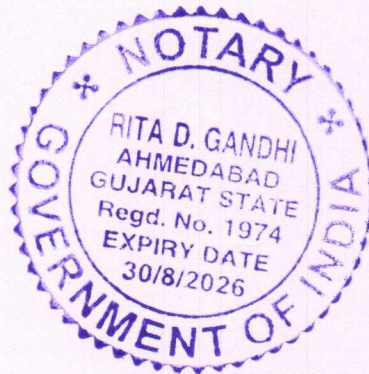
AAGFI1767E

नाम / Name
ISCON CITY CENTER LLP



निगमन/गठन की तारीख
Date of Incorporation / Formation
12/01/2017

22022017



Date: 01st April, 2022

AUTHORIZATION LETTER



We, the Partners of M/S. ISCON CITY CENTER LLP, namely:

1. JATEEN M. GUPTA
2. JP ISCON PRIVATE LIMITED, represented by its Managing Director, MR. JAYESH T. KOTAK

- hereby authorize **Jateen M. Gupta**, Designated Partner of the LLP, for our project **ISCON COMMERCIAL COMPLEX (PHASE 2)** to be registered with Gujarat Real Estate Regulatory Authority, and in this matter to act, sign, convey and to represent on behalf of the LLP as per **Real Estate (Regulation and Development) Act, 2016** and the **Gujarat Real Estate (Regulation and Development) (General) Rules, 2017** thereunder.

Jateen M. Gupta is further authorized to sign all documents as may be required at the time of application and to submit details / information as required on behalf of the LLP for the above matters from time to time.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jayesh T. Kotak', written over a dotted line.

Jayesh T. Kotak
Managing Director
JP Iscon Private Limited (Partner)

A handwritten signature in black ink, appearing to read 'Jateen M. Gupta', written over a dotted line.

Jateen M. Gupta (Partner)

Authority given to Jateen M. Gupta:

I ACCEPT:

A handwritten signature in black ink, appearing to read 'Jateen M. Gupta', written over a dotted line.

Jateen M. Gupta

ISCON CITY CENTER LLP

