

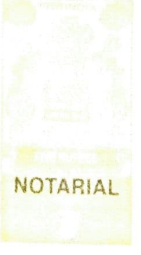
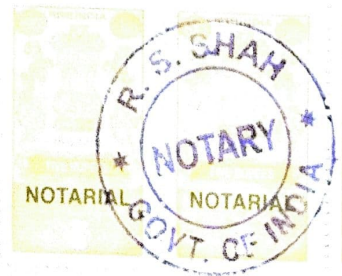
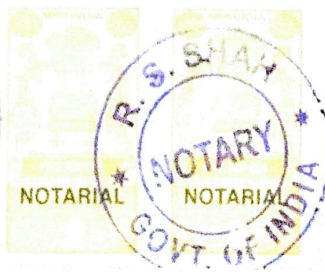
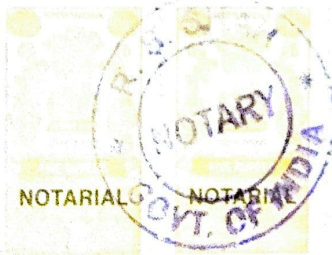


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No.: 968
Date: 09/08/2021

Certificate No. : IN-GJ98688246814449T
Certificate Issued Date : 07-Aug-2021 04:39 PM
Account Reference : IMPACC (AC)/ gj13230011/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1323001132621102699427T
Purchased by : NILESH PARMAR
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KETAN REALITIES AND COMPANY
Second Party : NA
Stamp Duty Paid By : KETAN REALITIES AND COMPANY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0021260372

51011



Warning

"The contents of this certificate can be verified and authenticated world-wide 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. /Ms. Priyank Shah, promoter of the proposed project /
Authorised Signatory of Ketan Realities & Co duly authorized by the promoters of the
ongoing project "K-10 Grand", vide its/his/their authorization dated _____.

I, Mr. Priyank Shah, promoter/Partner of Ketan Realities & Co., duly authorized by the
promoters of the ongoing project "K-10 Grand" do hereby solemnly declare, undertake and
state as under that;

1. I/ we have a legal title to the land on which the development of K-10 Grand is
proposed;

OR

_____ have/has a legal title to the land (admeasuring _____ Sq.
Mts.) at _____ C.S/R.S/Block No. _____ Q.P
No. _____ F.P No. _____, Area of Plot _____ Sq Mt, T.P
Scheme No. _____, Village Name _____, Taluka. _____, Authority
Name _____, District _____, on which the development of
_____ (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. That the said land is free from all encumbrances.

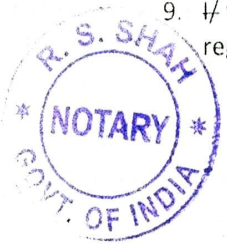
OR

The said land is encumbered to _____ Bank,
_____ Branch, and Vadodara against term loan take by the
firm. Rs. _____

3. The revised time period within which the project shall be completed by me/ us is
31-12-2021.
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. ~~4~~ 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. ~~4~~ we shall take all the pending approvals on time, from the competent authorities.
9. ~~4~~ we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.




Deponent

Verification

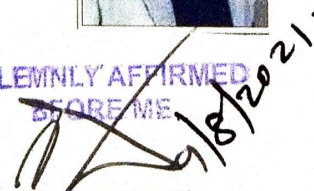
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Vadodara on this 9th day of Aug. 2021




Deponent

SOLEMNLY AFFIRMED
BEFORE ME


(R. S. SHAH)
NOTARY
(GOVT. OF INDIA)

