



(ADVOCATE)
HARSHADKUMAR VADADORIYA
(B.Com., LL.B.)

+91 98 25 567624

Enrollment No.: G/2477/2003

Head Office : 303, Park Avenue, B/H. Shridhar Petrol Pump, Poddar Arcade To L. H. Road, Surat-395006.
Branch Office : 19, 2nd Floor, Rajkamal Arcade, Opp. Mamlatdar Office, Old N.H. 8, G.I.D.C., Ankleshwar.

-:: ENCUMBRANCE CERTIFICATE ::-

Property Detail :- Non agricultural land Situated at District Surat, Sub-District Surat (Adajan), Moje Kosad, lying being land bearing Revenue Survey no. 115-1B, Block no. 181/A, admeasuring 3440 Sq. Mtrs. and Revenue Survey no. 115-2, Block No. 181/B, admeasuring 3743 Sq. Mtrs., Total admeasuring 7183 Sq. Mtrs. land.

Owner/Promoter Details: " SHREE LAXMI CORPORATION " a Partnership Firm

Project/Scheme Name :- **Mantra Dream Homes**

I hereby certify that " SHREE LAXMI CORPORATION " a Partnership Firm is the Owner of the Above Land and This is to Notify that I have Found Encumbrance on the Above Land Details for the Encumbrance is as under.

Bank Name : DCB BANK Limited, at Udhna Darwaja,
Ring Road, Surat.
Loan Amount : Rs.18,00,00,000/-
Document Reg. No. : 79
Date : 02/01/2023

Note : This Certificate is given on the basis of my Title Clearance Certificate with Search Report of Dated : 12/09/2022.

This Certificate giver this Certificate's particulars exactness or truly give a not security & this Certificate giver above other information relating to loss any right suit/claim for not a responsible

Place : surat
Date : 25/01/2023



Harshadkumar Vadadoriya
Advocate

450/2023

Affidavit cum Declaration

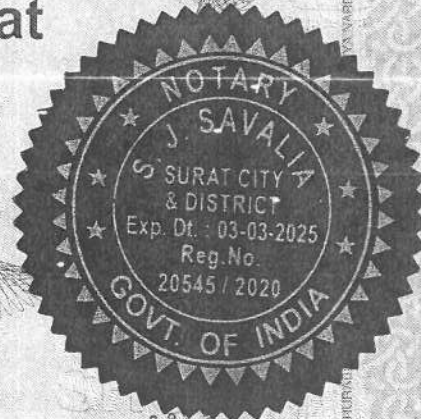


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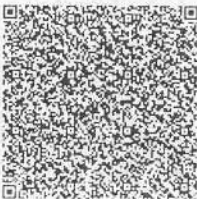
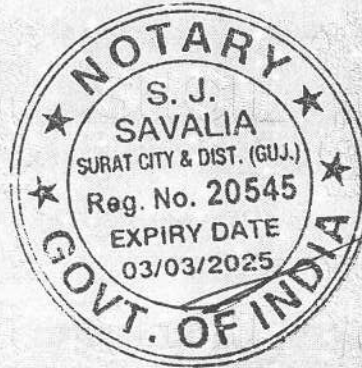
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ98394423196115V
Certificate Issued Date : 27-Jan-2023 11:20 AM
Account Reference : IMPACC (AC)/ gj13377211/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1337721124468971204717V
Purchased by : NARESHKUMAR BHURABHAI ALAGIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : NARESHKUMAR BHURABHAI ALAGIYA
Second Party : Not Applicable
Stamp Duty Paid By : NARESHKUMAR BHURABHAI ALAGIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Register Serial No. 450/2023
Date:- 27 JAN 2023
My Commission Expires
on 03th Mar. 2025



JID 0026996423

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.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 this certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration of **Mr.NARESHBHAI BHURABHAI ALAGIYA** Partners of "**SHREE LAXMI CORPORATION**", A PARTNERSHIP FIRM, Promoters of the project "**MANTRA DREAM HOMES**" duly authorized by the PARTNERS of the project, vide its/his/their authorization dated : 16/03/2022.

I, **Mr.NARESHBHAI BHURABHAI ALAGIYA**, partners / promoters of the "**MANTRA DREAM HOMES**" duly authorized by the partners of "**SHREE LAXMI CORPORATION**", A PARTNERSHIP FIRM, Promoters of the project "**MANTRA DREAM HOMES**" CARRIED OUT AT BLOCK NO : 181/A,181/B,MOJE : KOSAD, TA : ADAJAN, DIST : SURATdo 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

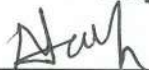
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land.

NO	DETAILS OF ENCUMBRANCE
1	AS PER MORTGAGE DEED DATED 02/01/2023 REGISTERED IN THE OFFICE OF SUB-RIGISTAR AT SURAT- 4 KATARGAM, ON THE DAY 02/01/2023 VIA NO. SRT/4/KTG/79/2023, THE PROMOTER HAS MORTGAGED PROJECT LAND IN FAVOUR OF DCB BANK LIMITED IN LIEU TO TERM LOAN OF RS.18,00,00,000/-.

3. That the time period within which the project shall be completed by promoter is dated:31/12/2029.
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.
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 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.NARESHBHAI BHURABHAI ALAGIYA



भारत सरकार
GOVERNMENT OF INDIA

Download Date: 21/04/2021



Nareshkumar Bhurabhai
Alagiya
DOB: 29/05/1975
MALE
Mobile No: 9925404100

9175 0760 7046
VID : 9119 4385 4342 4491

મારો આધાર, મારી ઓળખ



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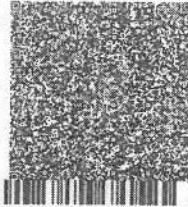




भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

A-1102, Mantra Luxuria, Beside Tapti
Greens, Mota Varachha, Mota
Varachha, Surat,
Gujarat - 394101



1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Surat-394 001



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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.

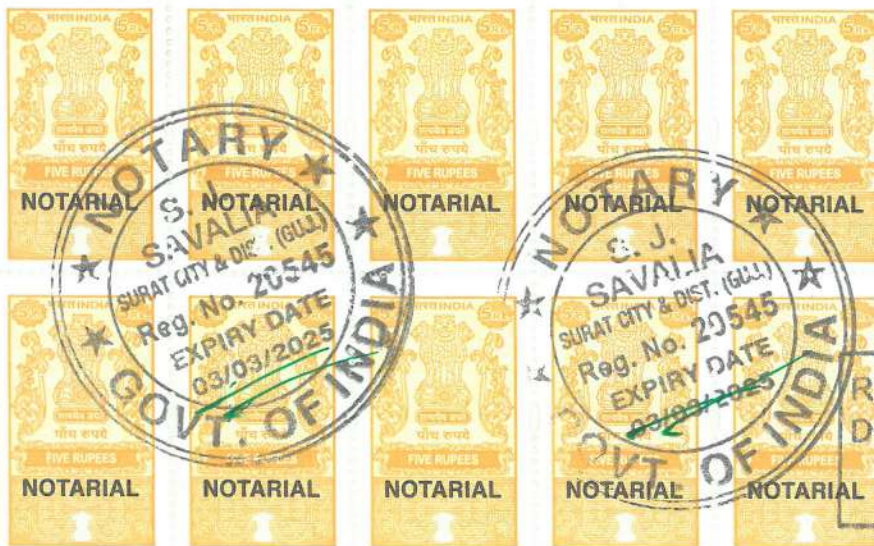
Deponent



Handwritten signature of Mr. NARESHBHAI BHURABHAI ALAGIYA

Handwritten signature of Mr. NARESHBHAI BHURABHAI ALAGIYA

Mr. NARESHBHAI BHURABHAI ALAGIYA



Register Serial No. 450/2023
Date: - 27 JAN 2023
My Commission Expires
on 03th Mar. 2025

BEFORE ME

Handwritten signature of S. J. SAVALIA
S. J. SAVALIA
Advocate & Notary
Govt. of India
Surat City & Dist. (Gujarat)

27 JAN 2023