



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

SR. No. 449.18/2021

PINKI P. THAKAR
NOTARY
GOVT. OF INDIA

31 DEC 2021

Certificate No.

IN-GJ82303523203024T

Certificate Issued Date

30-Dec-2021 05:37 PM

Account Reference

IMPACC (SV)/ gj13037104/ GANDHINAGAR SRO/ GJ-GN

Unique Doc. Reference

SUBIN-GJGJ1303710498239700540766T

Purchased by

SHIV SHAKTI DEVELOPERS

Description of Document

Article 14 Bond

Description

FOR RERA OFFICE

Consideration Price (Rs.)

0
(Zero)

First Party

SHIV SHAKTI DEVELOPERS

Second Party

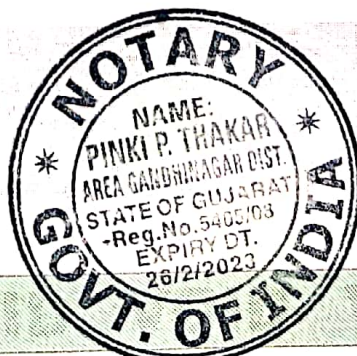
Not Applicable

Stamp Duty Paid By

SHIV SHAKTI DEVELOPERS

Stamp Duty Amount(Rs.)

300
(Three Hundred only)



LB 0005538456

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. Ravi Govindbhai Patel promoter /duly authorized by the promoter(Promoter Name:SHIVSHAKTI DEVELOPERS) of UMA GREENS(Name of proposed project), vide its/his/her/their authorization dated 03-08-2019.

I, Ravi Govindbhai Patel promoter/duly authorized by the promoter of UMA GREENS(Name of the proposed project) 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 UMA GREENS(Name of the proposed project) is proposed;

OR

_____ have/has a legal title to the land 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. The incumbrance is created in favour of Hero Fin Corp Limited as under.

Type of Encumbrance: Project Finance

Sanctioned Amount of Loan: 15 Crore

Deed No.:31026 dated 23-09-2021

3. the time period within which the project shall be completed by me/us is 27-08-2024
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.



Verification

Deponent
FOR, SHIV SHAKTI DEVELOPERS

[Signature]

PARTNER

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

Verify by me at Gandhinagar on this 30th day of December, 2021

FOR, SHIV SHAKTI DEVELOPERS

[Signature]

Deponent

PARTNER



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
P. P. THAKAR
NOTARY
GOVT. OF INDIA

31 DEC 2021



JITENDRA P. PATEL

ENROLLMENT NUMBER: G/346/1995

ADVOCATE B.COM, LLB.

ADDRESS: PLOT NO-483/2, SECTOR-3C, GANDHINAGAR



ENCUMBRANCE CERTIFICATE

ENROLLMENT NO: G/346/1995

DATE: 13/10/2021

TO,

UMA GREENS

(OWNER SHIV SHAKTI DEVELOPERS)

SURVEY NO-267, F.P.-79, T.P.-22,

GANDHINAGAR,

GUJARAT-382024.

Dear Sir,

Re: Encumbrance Certificate for the property bearing Block/Survey No 267 admeasuring 1-45-08 sq.mtrs. Which comprised in Town Planning Scheme No 22 And allotted Final plot No. 79 Admeasuring Total-8705 sq.mtrs and residential Building being constructed thereon which is known as "SHIV SHAKTI DEVELOPERS" situated at SURVEY NO-267, T.P.-22, F.P.-79, KUDASAN, GANDHINAGAR, GUJARAT-382024 is Registered in District and Sub-Dist of Gandhinagar, Gujarat belonging to "SHIV SHAKTI DEVELOPERS" a Partnership firm.

Pursuant to your instructions, We hereby certify on the basis of search taken at the office of The Sub Registrar, Gandhinagar From the year 1951 to September-2021, that the above party has registered Mortgage Deed executed on 23/09/2021 registered vide serial No 31026 on same day in the office of sub Registrar of Gandhinagar, said promoter has inter alia mortgaged the said property Land on which Project "UMA GREENS" is being constructed together with all construction thereon both present and future, along with undivided and underlying proportionate share of land and all rights appurtenant thereto together with all present and future TDR/FSI and any accuals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the above mentioned Project Land in favour of M/S HERO FINCORP LTD. For RS. 15,00,00,000/- (in word rupees fifteen crore only).

That after taking necessary searches of the record maintain by Talati, mouje- kudasana and Sub Registrar-Gandhinagar, I have found that there is no other charges or encumbrance of whatsoever nature on the said Project as follow;

1. Registered Mortgage charge of M/S HERO FINCORP LTD. For Rs. 15,00,00,000/- (in word rupees fifteen crore only).

M:9898543152
Jitendra P. Patel
B.Com LLB. Advocate
Plot 483/2 Sec-3C
Gandhinagar

JITENDRA P. PATEL

ENROLLMENT NUMBER: G/346/1995

ADVOCATE B.COM, LL.B.

ADDRESS PLOT NO 483/2, SECTOR-3C, GANDHINAGAR

SCHEDULE

(DESCRIPTION OF THE PROPERTY FOR PROJECT- UMA GREENS)

All that piece and parcel of the property situated at Survey no-267, T.P.-22, F.P-79, Kudasan, Gandhinagar, Gujarat-382024 in the Registration District-Sub District of Gandhinagar-Gujarat bearing Block/Survey No 267 admeasuring 1-45-08 sq.mtrs. which comprised in Town Planning Scheme No 22 and allotted Final Plot No 79 admeasuring Total-8705 sq.mtrs And Residential Buildings being constructed thereon which is known as " UMA GREENS" (belonging to "SHIV SHAKTI DEVELOPERS" and bounded as follows:

EAST : BLOCK NO-275

WEST : SIM OF RANDESAN

NORTH : BLOCK NO-266

SOUTH : BLOCK NO-268



[Signature]

M: 9898543152
Jitendra P. Patel
B.Com LL.B. Advocate
Plot-483/2, Sec-3/C
Gandhinagar

JITENDRA P. PATEL

Advocate B.COM, L.L.B

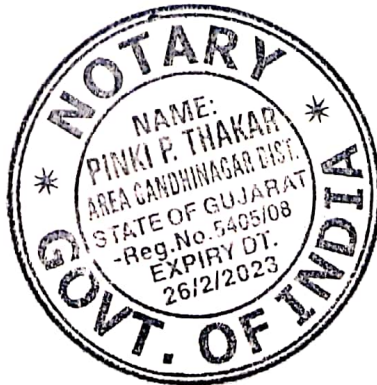
ADDRESS: PLOT NO-483/2, SECTOR-3/C,

TA.DIST.GANDHINAGAR

ENROLLMENT NO: G/346/1995

PLACE: GANDHINAGAR

DATE: 13/10/2021





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ87095683262255S

Certificate Issued Date : 17-Mar-2020 03:52 PM

Account Reference : IMPACC (SV)/ gj13037104/ GANDHINAGAR SRO/ GJ-GN

Unique Doc. Reference : SUBIN-GJGJ1303710413635876373194S

Purchased by : SHIVSHAKTI DEVELOPERS

Description of Document : Article 14 Bond

Description : FOR RERA OFFICE

Consideration Price (Rs.) : 0
(Zero)

First Party : SHIVSHAKTI DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : SHIVSHAKTI DEVELOPERS

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

REG. SR. NO. 8
BOOK NO. 9
PAGE NO. 9
DATE : 17/3/20

ARTI R. DAVE
NOTARY
GOVT. OF INDIA

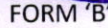
17 MAR 2019



LB 0001769032

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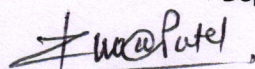
4. seventy per cent of the amounts realised by me/us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

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

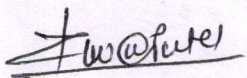

For SHIV SHAKTI DEVELOPERS
Ravi Govindbhai Patel

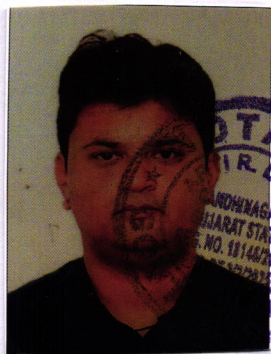
Verification

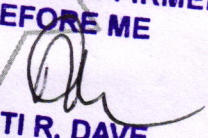
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Gandhinagar on this 16th day of March, 2020.

Deponent


For SHIV SHAKTI DEVELOPERS
Ravi Govindbhai Patel



Notary's
**SOLEMNLY AFFIRMED
BEFORE ME**

**ARTI R. DAVE
NOTARY
GOVT. OF INDIA**
17 MAR 2019