



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

Certificate No. : IN-GJ49180501021740T  
Certificate Issued Date : 17-May-2021 11:54 AM  
Account Reference : NONACC (BK)/ gjsbpbk09/ PARDI/ GJ-VL  
Unique Doc. Reference : SUBIN-GJGJSBPBK0934118595365601T  
Purchased by : HARSHIL DINESH SHAH PARTNER OF NIYATI ASSOCIATES  
Description of Document : Article 5(h) Agreement (not otherwise provided for)  
Description : AFFIDAVIT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : HARSHIL DINESH SHAH PARTNER OF NIYATI ASSOCIATES  
Second Party : HARSHIL DINESH SHAH PARTNER OF NIYATI ASSOCIATES  
Stamp Duty Paid By : HARSHIL DINESH SHAH PARTNER OF NIYATI ASSOCIATES  
Stamp Duty Amount(Rs.) : 300  
(Three Hundred only)



ILB 0012011593

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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. Harshil Dineshbhai Shah** of  
the proposed project / duly authorized by the promoter of the  
proposed project, "Aastha Avenue" developed by Niyati Associates  
vide its/his/their authorization dated-29/07/2014,

I, Harshil Dineshbhai Shah duly authorised by the promoter of  
the proposed project / do 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 proposed ~

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.
3. That the time period within which the project shall be completed by  
me/promoter is 31/12/2021
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.



(3)

7. That I/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

Verification

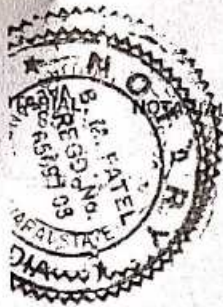
The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Pardi on this 17th day of May 2021.



Deponent

NOTARY



TARIAL NOTARIAL



TARIAL NOTARIAL NOTARIAL



Solemnly affirmed before me by Mr./Mrs./Miss  
Karshil D. Shah  
of Pardi who has been identified  
before me by Shri J. H. Shah Advocate  
of ..... whom I know Personally.

Book No.: 03  
Pages No.: 52  
Serial No.: 1193  
Date: 19 MAY 2021

13  
**BHARATKUMAR M. PATEL**  
ADVOCATE & NOTARY  
AT. PO. KUMBHARIYA, TAL. PARDI,  
DIST. VALSAD - 396 125, GUJARAT  
MOB. 98251 19833