



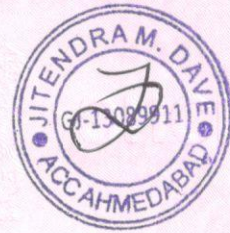
IN-GJ41045421420425V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ41045421420425V
Certificate Issued Date : 13-Sep-2023 11:43 AM
Account Reference : IMPACC (AC)/ gj13089911/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1308991106622830270192V
Purchased by : BINITA A SHAH
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : BINITA A SHAH
Second Party : NA
Stamp Duty Paid By : BINITA A SHAH
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



₹300

IN-GJ41045421420425V

IE 0014868887

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.



- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



Serial No. B-682 2023

JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA

13 SEP 2023

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 Mrs. Binita A Shah promoter of Agora City Centre.

I, Binita A Shah promoter of Agora City Centre 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 Agora City Centre 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 said land is mortgage with LIC Housing Finance Limited, Western Regional Office, Jeevan Prakash, 4th Floor, Sir P.M. Road, Fort, Mumbai-400001. The Total Loan amount 581.73 Cr and the bifurcation of loan are as follows:

<u>Sr No</u>	<u>Type of Encumbrance</u>	<u>Name of Bank/Financial Institute</u>	<u>Remarks (Loan Amount) (In Crore)</u>
1	Mortgage Loan/Term Loan	LIC Housing Finance Limited	INR 401.70 Cr
2	ECLGS	LIC Housing Finance Limited	INR 62.52 Cr
3	ECLGS	LIC Housing Finance Limited	INR 18.25 Cr
4	ECLGS	LIC Housing Finance Limited	INR 17.09 Cr
5	ECLGS	LIC Housing Finance Limited	INR 25.53 Cr
6	FITL	LIC Housing Finance Limited	INR 56.84 Cr

OR

Binita A Shah





~~details of encumbrances~~ _____ ~~including details of any rights,~~
~~title, interest or name of any party in or over such land, along with details.~~

3. the time period within which the project shall be completed by me/us is 30-06-2024.
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.



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 ____ May day of 2023.

Anta Dhal

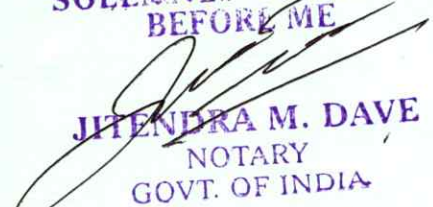
Deponent



Enta Abhe



SOLEMNLY AFFIRMED
BEFORE ME


JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA
13 SEP 2023