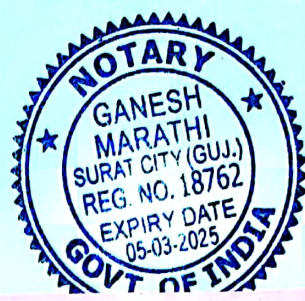




18 DEC 2022



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ75415589796847U

Certificate Issued Date : 18-Dec-2022 06:40 PM

Account Reference : IMPACC (AC)/ gj13178711/ NANPURA/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1317871179012226756923U

Purchased by : PARTH PRAMESH DIYORA

Description of Document : Article 14 Bond

Description : AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.) : 0
(Zero)

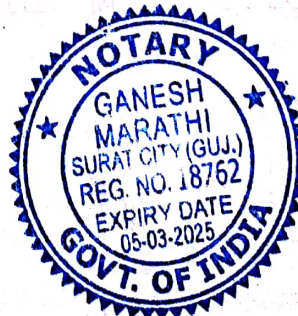
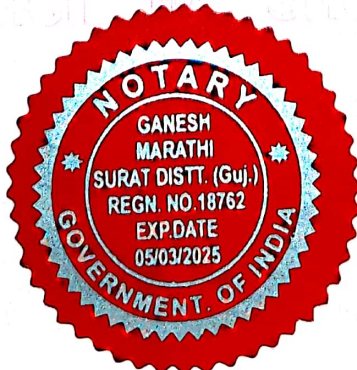
First Party : PARTH PRAMESH DIYORA PARTNER OF NIRMAN ENTERPRIZE

Second Party : Not Applicable

Stamp Duty Paid By : PARTH PRAMESH DIYORA PARTNER OF NIRMAN ENTERPRIZE

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

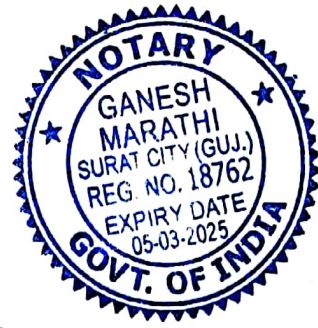
Serial No. 1011
 Date 18 DEC 2022
 Ex. Date: 05-03-2025
 Reg. No. 18762/2020



JID 0023841728

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shsilestamp.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



Affidavit cum Declaration

Affidavit cum Declaration of Mr. PARTH PRAMESHBHAI DIYORA Partners of "NIRMAN ENTERPRIZE ", A PARTNERSHIP FIRM, Promoters of the project "LAXMI HEIGHTS"duly authorized by the PARTNERS of the project, vide its/his/their authorization dated:11/12/2022.

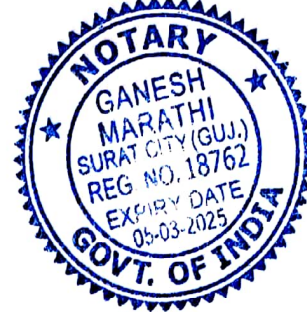
I, Mr. PARTH PRAMESHBHAI DIYORA, partners / promoters of the " LAXMI HEIGHTS " duly authorized by the partners of " NIRMAN ENTERPRIZE ", A PARTNERSHIP FIRM, Promoters of the project " LAXMI HEIGHTS " CARRIED OUT AT TPS NO.:62 (DINDOLI-BHEDVAD-BHESTAN),BLOCK NO.: 274/A,FP NO.78/3,OP NO.78,MOJE : DINDOLI,TAL: CHORYASI,DIST: SURAT 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 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 the said land is free from all encumbrances.
- 3.That the time period within which the project shall be completed by promoter is dated: 31/12/2028.
- 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

(Part)

Mr.PARTH PRAMESHBHAI DIYORA



भारत सरकार
GOVERNMENT OF INDIA



दीयोरा पार्थ प्रमेशभाई

Diyora Parth Prameshbhai

જન્મ તારીખ / DOB: 29/05/1996

પુરુષ / MALE



6829 3822 8190

મારો આધાર. મારી ઓળખ



ભારતીય વિશિષ્ટ પહચાન પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

૬૬, ગોકુલ ધામ સોસાયટી, વૃંદાવન

જલદેસ ની બાજુમાં, અબ્રામા રોડ

મોટા વરાહા, ચોરાસી સુરત.

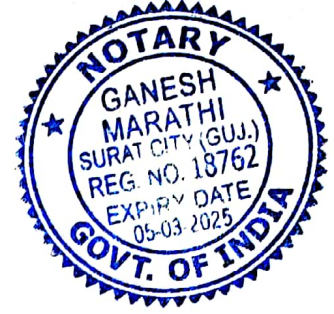
ગુજરાત - ૩૯૪૧૦૧

Address

56, Gokul Dham Society,
Beside Vrundavan Heights,
Abrama Road Mota
Varachha, Chorasi, Surat,
Gujarat - 394101

6829 3822 8190





Verification

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

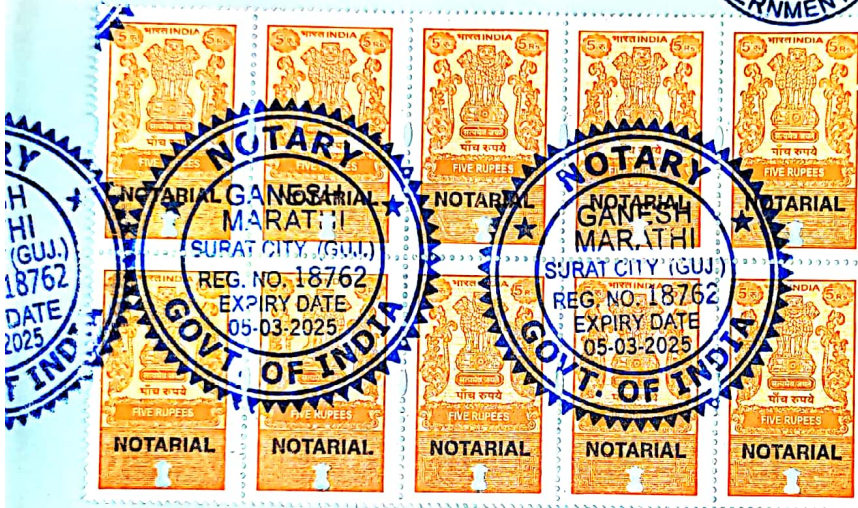
Verified by me at Surat on this Sunday of December 2022.

Deponent

Parth

Mr. PARTH PRAMESHBHAI DIYORA

Parth



BEFORE ME

Ganesh Marathi

GANESH MARATHI
NOTARY
SURAT CITY
GOVT. OF INDIA
Reg. No. 18762

Serial No.	1011
Date	18 DEC 2022
Ex. Date:	05-03-2025
Reg. No.	18762/2020

18 DEC 2022

NIRMAN ENTERPRIZE

Project Name: LAXMI HEIGHTS, TPS NO.: 62 (DINDOLI-BHEDVAD-BHESTAN), BLOCK NO.: 274/A, FP NO.78/3, OP NO.78, MOJE: DINDOLI, TAL: CHORYASI, DIST: SURAT

=====

Date: 11/12/2022

TO WHOM SOEVER IT MAY CONCERN

Subject : Authority letter

This is to inform your good self that we, partners of M/s. **NIRMAN ENTERPRIZE**, having registered address at "LAXMI HEIGHTS" TPS NO.: 62 (DINDOLI-BHEDVAD-BHESTAN), BLOCK NO.: 274/A, FP NO.78/3, OP NO.78, MOJE : DINDOLI, TAL: CHORYASI, DIST: SURAT hereby **empowered and authorized Mr. PARTH PRAMESHBHAI DIYORA** by this authorization letter, for dealing in estate purchase and sale, signing the documents like sales deed, purchase deeds, various agreements, Plan or any other agreement relating to land, building, flats, shops, offices, units etc. and also relating to operation of bank accounts on behalf of the firm. He is also authorized to appear and represent the firm against the Revenue Authorities, Registering Authorities, Local Authorities, Electricity Companies / Corporations / Boards / RERA Authorities, Income tax Authorities, Sales tax Authorities or any other Government, Semi-Government Authorities, Banking Authorities and to sign, submit, admit the required documents.

Thanking You,

Yours faithfully,

1. Mr. BHAGWANBHAI KHODABHAI MANGUKIYA
2. Mr. GORDHANBHAI SHAMJIBHAI VAGHANI
3. Mr. ANILKUMAR KANJIBHAI VAGHANI
ON BEHALF OF CITY ASSETS LLP

CA. A. Nigam

Dr. Suresh Kumar

AK

Acceptance as an authorized signatory

I, **Mr. PARTH PRAMESHBHAI DIYORA** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place: Surat
Date: 11/12/2022.

Parth

.....
Mr. PARTH PRAMESHBHAI DIYORA