

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



सत्यमेव जयते



Certificate No. : IN-GJ20647499684727U
Certificate Issued Date : 08-Mar-2022 07:51 PM
Account Reference : IMPACC (AC)/ gj13196611/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1319661173992864426941U
Purchased by : NIHAR ASHOKBHAI RADADIYA
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : NIHAR ASHOKBHAI RADADIYA
Second Party : Not Applicable
Stamp Duty Paid By : NIHAR ASHOKBHAI RADADIYA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ20647499684727U

KC 0014059501

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 M/s. **Nihar Radadiya** promoter of the **Aangan One** duly authorized to **Mr. Nihar Ashokbhai Radadiya** by the promoter of the **Aangan One** vide his authorization dated 08/03/2022.

I, promoter of the **Aangan One** duly authorized by the promoter of the **Aangan One** do hereby solemnly declare, undertake and state as under that:

1. I have a legal title to the land on which the development of **Aangan One** 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 free from all encumbrances.

3. That the time period within which the project shall be completed by me is **31.03.2023**.

4. **Seventy per cent** of the amounts realized by 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. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. I shall take all the pending approvals on time, from the competent authorities.

9. I have furnished such other documents as have been prescribed by the rules and regulations made under the act.

Nihar Ashokbhai Radadiya

Deponent





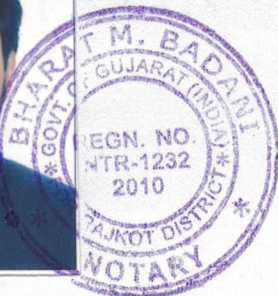
Verification

I Nihar Ashokbhai Radadiyason of Ashokbhai Radadiya aged 32 years r/o 101, Sanket Flats, GHB Street No-1, Kalawad Road, Rajkot-360001 do hereby verified that the content of my above Affidavit cum Declaration are true and correct and nothing has been concealed by me there from.

Verified by me at Rajkot on this 08/03/2022.

Nihar Ashokbhai Radadiya

Nihar Ashokbhai Radadiya
Proprietor



Page No. 31/22
Serial No. 564
Receipt No. 564
Date 8/3/2022

Signed before me by Nihar A. Radadiya
who is identified by Advocate Suresh Govani
who is personally known to me on this 8th day of March 2022 at Rajkot

[Signature]

BHARAT M. BADANI
NOTARY

