



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Gujarat

### Certificate of Stamp Duty

Certificate No. : IN-GJ42707139466054T

Certificate Issued Date : 15-Apr-2021 12:03 PM

Account Reference : IMPACC (FI)/ gjelimp10/ AKOTA1/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJELIMP1021368297181950T

Purchased by : AXAY NIMAKAR

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : ENCUMBRANCES

Consideration Price (Rs.) : 0  
(Zero)

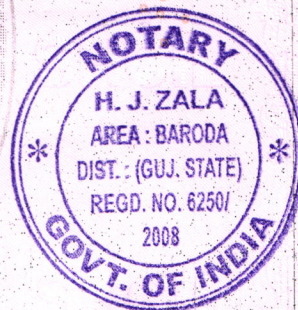
First Party : SHRIMAY INFRA SHRIMAY VILLA

Second Party : Not Applicable

Stamp Duty Paid By : SHRIMAY INFRA SHRIMAY VILLA

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

Sr. No. 4967  
Date : 16 / 4 / 2021



LB 0009455905

#### 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. MAULESH MANUBHAI SHAH**, Promoter of project / duly authorized by promoters of **SHRIMAY INFRA** of the Project Name: **SHRIMAY VILLA** R.S No. **473,474**, T.P.No. **45**, F.P. No.**154, 155**, O.P.No.**154, 155**, Area or Plot: **5889.00** (Sq. Mts.), Village Name: **Sayajipura**, Taluka. **VADODARA**, Authority Name **VUDA**, District. **VADODARA**, Vide Its/his / their Authorized Dated: 15/04/2021

Affidavit cum Declaration of **Mr. MAULESH MANUBHAI SHAH**, promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: 15/04/2021

I, **Mr. MAULESH MANUBHAI SHAH** Promoter of the proposed project / duly authorized 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 **SHRIMAY VILLA** the project is proposed

**OR**

**SHRIMAY INFRA** has legal title or the land on which the development of **SHRIMAY VILLA** 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. ~~That the said land is free from all encumbrances.~~

**OR**

That details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details- Loan of Rs. 2,50,00,000 from **UMA CO-OPERATIVE BANK LTD.**

3. That the time period within which the project shall be completed by me/promoter is **31/12/2024**.
4. That seventy per cent of the amounts realized 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 for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.

6. That the amounts form the separate account shall be withdrawal 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/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 utilized for the project and the withdrawal has been in compliance with the proportion 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.

For SHRIMAY INFRA



PARTNER

Deponent

### Verification

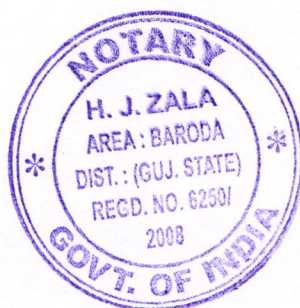
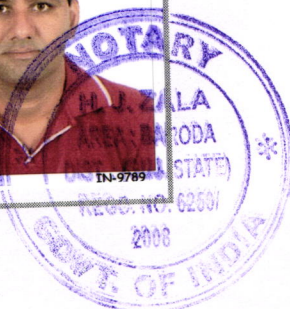
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom Verify by me at VADODARA on this 15<sup>TH</sup> day of APRIL 2021

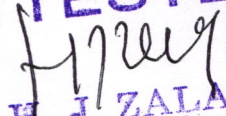
For SHRIMAY INFRA



PARTNER

Deponent



ATTESTED  
  
H. J. ZALA  
NOTARY (GOVT. OF INDIA)