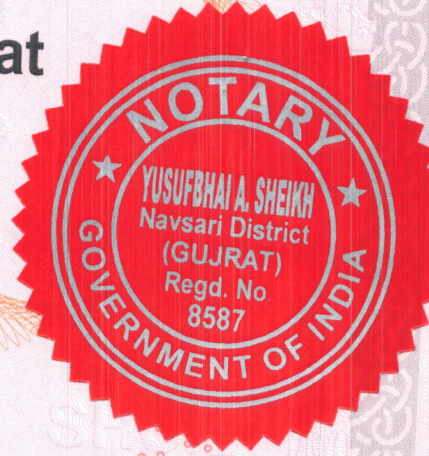


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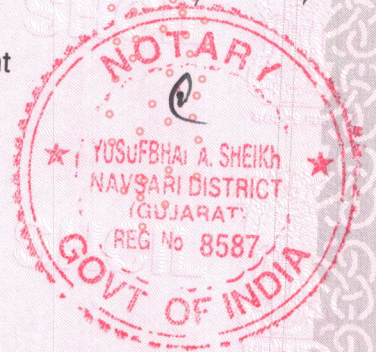
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ15456031212150T
Certificate Issued Date : 17-Feb-2021 11:24 AM
Account Reference : IMPACC (SV)/ gj13128504/ NAVSARI/ GJ-NV
Unique Doc. Reference : SUBIN-GJGJ1312850467365453961364T
Purchased by : TIRUPATI CORPORATION
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : TIRUPATI CORPORATION
Second Party : Not Applicable
Stamp Duty Paid By : TIRUPATI CORPORATION
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

1247/2021



LB0015388966

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'

Affidavit cum Declaration of **Mr. KETANKUMAR NANALAL KALAVADIA**, Partners of "**TIRUPATI CORPORATION**", A PARTNERSHIP FIRM, Promoters of the project "**TIRUPATI HEIGHT**" duly authorized by the PARTNERS of the project, vide its/his/their authorization dated : 02/10/2015.

WE, Mr. KETANKUMAR NANALAL KALAVADIA, partners / promoters of the " TIRUPATI HEIGHT " duly authorized by the partners of " TIRUPATI CORPORATION", A PARTNERSHIP FIRM, Promoters of the project " TIRUPATI HEIGHT "CARRIED OUT AT F.P. NO.10, O.P. NO.10, TPS NO : 1, C.S.NO. 3038/B, SHEET NO. 56, AT-GAUHARBAUG, CHIKHLI ROAD, BILIMORA, TA: GANDEVI, DIST : NAVSARI 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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land .

NO	DETAILS OF ENCUMBRANCE
1	AS PER MORTGAGE DEED DATED 28/12/2017 REGISTERED IN THE OFFICE OF SUB-RIGISTRAR AT SRO-CHIKHLI , ON THE DAY 28/12/2017 VIA NO. CKL/1651/2017, IN FAVOUR OF BANK OF BARODA IN LIEU TO TERM LOAN OF RS.9,00,00,000/-.

- 3 That the time period within which the project shall be completed by promoter is dated : 10/03/2022.
- 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

Ketankumar Nanalal Kalavadia

Mr. KETANKUMAR NANALAL KALAVADIA

Verification

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

Verified by me at SURAT on this 17th day of February, 2021.

Deponent



Ketankumar Nanalal Kalavadia

Mr. KETANKUMAR NANALAL KALAVADIA

BEFORE ME

YUSUFBHAI A. SHEIKH
ADVOCATE & NOTARY
GOVT. OF INDIA
NAVSARI DISTRICT (GUJARAT)

Regd. Sr. No. 1227/2021
Date 17/02/2021

