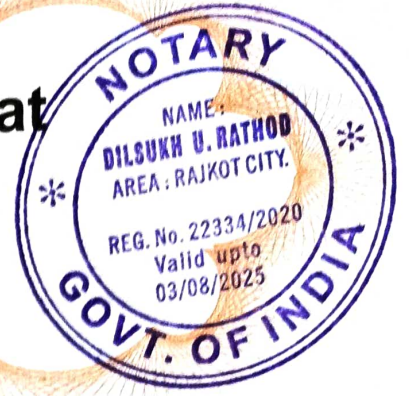




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ69170782318722T

Certificate Issued Date : 26-Jun-2021 05:03 PM

Account Reference : IMPACC (AC)/ gj13328511/ RAJKOT/ GJ-RA

Unique Doc. Reference : SUBIN-GJGJ1332851173953313416422T

Purchased by : JAYKUMAR PRIYAVADANBHAI PATHAK

Description of Document : Article 18 Certificate or Other Document

Description : Not Applicable

Consideration Price (Rs.) : 0
(Zero)

First Party : JAYKUMAR PRIYAVADANBHAI PATHAK

Second Party : NA

Stamp Duty Paid By : JAYKUMAR PRIYAVADANBHAI PATHAK

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



LB 0020151704

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using a 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'

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. Jaykumar Priyavadanbhai Pathak (Authorized Partner of Rudraksh Infrastructure)** one of the promoter of the Sunstar Villa duly authorized by the other promoter of the project Sunstar Villa, vide it's authorization dated **28/06/2021**;

I, **Jaykumar Priyavadanbhai Pathak (Authorized Partner of Rudraksh Infrastructure)**, promoter of the project Sunstar Villa and duly authorized by the promoter of the project Sunstar Villa do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed.
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 01/10/2023.
4. That seventy per cent of the amounts realized 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. 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/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. 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.

[Signature]

(Deponent)

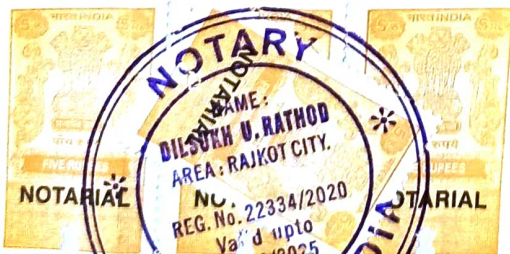
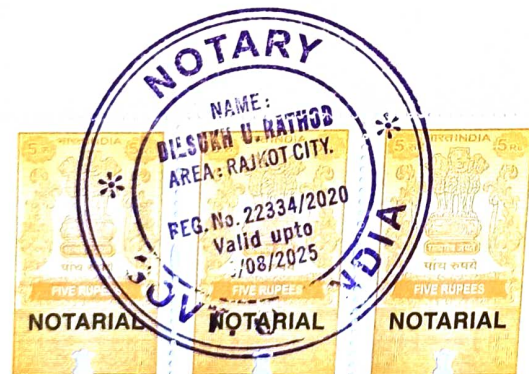
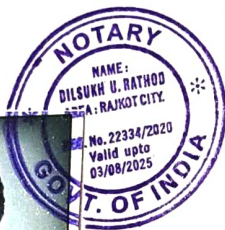
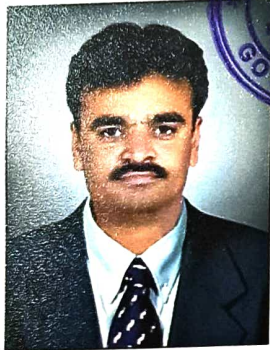
Verification

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

Verify by me at Rajkot on this 28th day of June, 2021.

[Signature]

(Deponent)



[Signature] Jay Kumar P. Rathod
Signed before me by is

Identified by Shri.....
Advocate who is personally known to
me on this 28..... day of June, 2021

[Signature]
DILSUKH U. RATHOD
Notary (Govt. Of India)

Page No. 24.....
Serial No. 279.....
Receipt No. 479.....
Date 28/06/2021

NOTARY
NAME: DILSUKH U. RATHOD
AREA: RAJKOT CITY.
REG. No. 23234/2020
Valid upto
03/08/2025
VT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJFPP9418D



नाम / Name

PATHAK JAYKUMAR PRIYAVADANBHAI

पिता का नाम / Father's Name

PRIYAVADANBHAI BALASHANKAR PATHAK

जन्म की तारीख / Date of Birth

14/04/1974

हस्ताक्षर / Signature



REDMI NOTE 7 PRO



Rudraksh Infrastructure

"Usha", Plot No. 21, Revenue Society marg - 2,
SBI Bank Street, Virani Chowk, Rajkot.

LETTER OF AUTHORITY

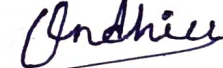
I, Ketanbhai Gunvantrai Ondhia, Dipebhai Sureshbhai Kotecha, Rajanbhai Manishbhai Rajdev, Chetanbhai Nandlal Ganatra, Chandradeepbhai Dadubhai Dav, Vivekbhai Girishbhai Akhani, Partner of M/s. Rudraksh Infrastructure, Rajkot, do hereby authorize, Mr. Jaykumar Priyavadanbhai Pathak to represent us in connection with Matters related to RERA also, He is authorized to receive notices, correspondence, certificates, orders etc. from the Real Estate Regulatory Authority on our behalf.

This Authorization will remain in force until it is duly cancelled by us.

For, Rudraksh Infrastructure,

Akhani V.G.
C.D. Dav
C.N. Gunatrau





(Partner)

Place: Rajkot

Date: 28-06-2021

I, Jaykumar Priyavadanbhai Pathak, being Partner of M/s. Rudraksh Infrastructure, do hereby declare that, I am ready to act as the authorized signatory on behalf of M/s. Rudraksh Infrastructure.



(Jaykumar Priyavadanbhai Pathak)

Place: Rajkot

Date: 28-06-2021