



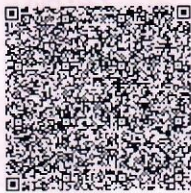
सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

Regd. No.: 1214

Date: 20/12/19

**Certificate No.** : IN-GJ50474887809213R  
**Certificate Issued Date** : 20-Dec-2019 07:00 PM  
**Account Reference** : IMPACC (AC)/ gj13159711/ BARODA/ GJ-BA  
**Unique Doc. Reference** : SUBIN-GJGJ1315971142036543241662R  
**Purchased by** : ALPESHBHAI RADADIYA  
**Description of Document** : Article 4 Affidavit  
**Description** : Not Applicable  
**Consideration Price (Rs.)** : 0  
(Zero)  
**First Party** : NYALKARAN BUILCON  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : NYALKARAN BUILCON  
**Stamp Duty Amount(Rs.)** : 300  
(Three Hundred only)



**MA 0004124122**

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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. ALPESH SAVJIBHAI RADADIYA promoter /duly authorized by the promoter of M/S. NYALKARAN BUILDCON, vide its authorization dated 14/12/2019.

I, ALPESH SAVJIBHAI RADADIYA promoter/duly authorized by the promoter of M/S. NYALKARAN BUILDCON do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of M/S. NYALKARAN BUILDCON is proposed;
2. details of encumbrances by Mas Financial Services Limited of Rs. 826.47 Lakhs & Mas Housing & Mortgage Finance Limited of Rs. 350 Lakhs including details of any rights, title, interest or name of any party in or over such land, along with details.
3. the time period within which the project shall be completed by me/us is 31/12/2020.
4. seventy per cent of the amounts realised 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. 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/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. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

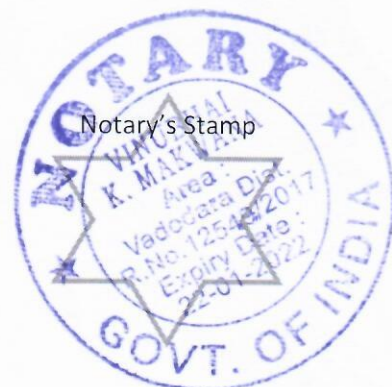
(Alpeshbhai Savjibhai Radadiya)

### Verification

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

Verify by me at Vadodara on this 20<sup>th</sup> day of December, 2019

Deponent



Notary's Stamp

Solemnly Affirmed/Declared  
Sworn Before me by Ser...

V.K. MAKWANA  
NOTARY (Govt. of India)