

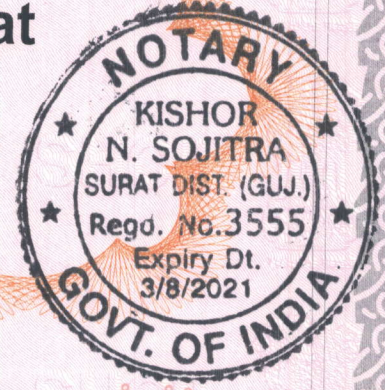
28 JUN 2021

3978/2021

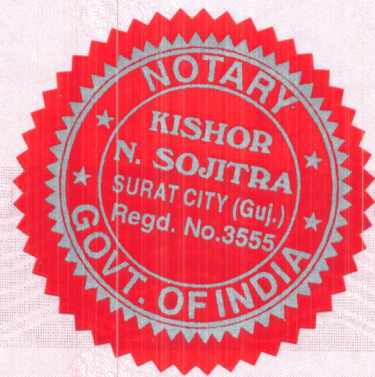
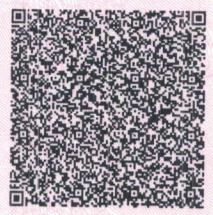


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ69305361571611T
Certificate Issued Date : 28-Jun-2021 10:16 AM
Account Reference : IMPACC (SV)/ gj13160504/ NANPURA/ GJ-SU
Unique Doc. Reference : SUBIN-GJGJ1316050474223146922530T
Purchased by : ROYAL DEVELOPERS A PARTNERSHIP FIRM
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : ROYAL DEVELOPERS A PARTNERSHIP FIRM
Second Party : Not Applicable
Stamp Duty Paid By : ROYAL DEVELOPERS A PARTNERSHIP FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0006146109

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.

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. RAHULKUMAR JIVRAJBHAI LATHIYA** Partners of "**ROYAL DEVELOPERS**", A PARTNERSHIP FIRM, Promoters of the project "**DWARKESH NAGRI**" duly authorized by the PARTNERS of the project, vide its/his/their authorization dated : 30/05/2021.

I, **Mr. RAHULKUMAR JIVRAJBHAI LATHIYA**, partners / promoters of the "**DWARKESH NAGRI**" duly authorized by the partners of "**ROYAL DEVELOPERS**", A PARTNERSHIP FIRM, Promoters of the project "**DWARKESH NAGRI**" CARRIED OUT AT Block No. 20/A, T.P. Scheme No. 69 (Godadara-Dindoli), O.P. No. 59/A, F.P. No. 59/A, Sub Plot no.: 2, bearing Village : Dindoli, Taluka : Udhna, Dist : Surat 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

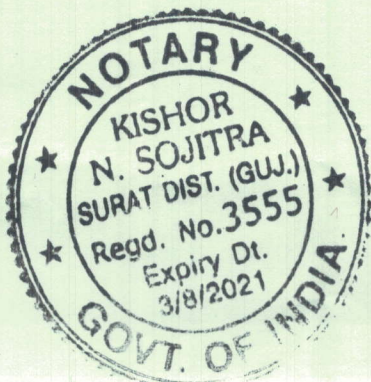
AND

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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is dated : 31/12/2024.
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

Mr. RAHULKUMAR JIVRAJBHAI LATHIYA

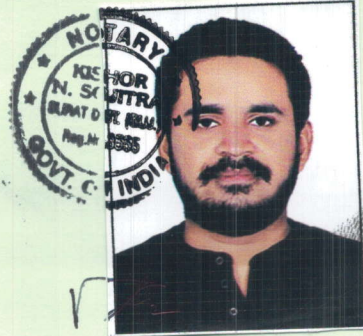


Verification

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

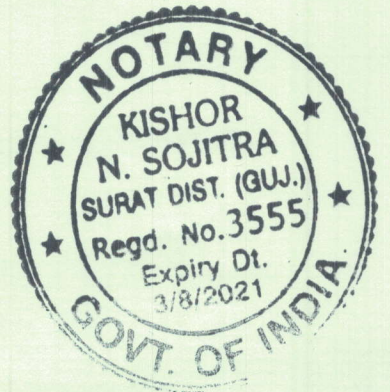
Verified by me at SURAT on this 28 day of JUN 2021, MONTH, 2021.

Deponent



[Signature]

Mr. RAHULKUMAR JIVRAJBHAI LATHIYA



Reg.Sr. No.: 3978/229
Date: 28 JUN 2021
My Commission Expires
on 3rd August 2021

BEFORE ME

KISHOR N. SOJITRA
NOTARY
SURAT DIST. (GUJ.)
GOVT. OF INDIA



ROYAL DEVELOPERS

" DWARKESH NAGRI " Block No. 20/A, T.P. Scheme No. 69 (Godadara-Dindoli), O.P. No. 59/A, F.P. No. 59/A, Sub Plot no.: 2, bearing Village : Dindoli, Taluka : Udhna, Dist : Surat.

Date: 30/05/2021

TO WHOM SOEVER IT MAY CONCERN

Subject : Authority letter

This is to inform your good self that we, partners of M/s. **ROYAL DEVELOPERS**, having registered address at " **DWARKESH NAGRI** " Block No. 20/A, T.P. Scheme No. 69 (Godadara-Dindoli), O.P. No. 59/A, F.P. No. 59/A, Sub Plot no.: 2, bearing Village : Dindoli, Taluka : Udhna, Dist : Surat. hereby **empowered and authorized Mr. RAHULKUMAR JIVRAJBHAI LATHIYA** by this authorization letter, for dealing in estate purchase and sale, signing the documents like sales deed, purchase deeds, various agreements, Plan or any other agreement relating to land, building, flats, shops, offices, units etc. and also relating to operation of bank accounts on behalf of the firm. He is also authorized to appear and represent the firm against the Revenue Authorities, Registering Authorities, Local Authorities, Electricity Companies / Corporations / Boards / RERA Authorities, Income tax Authorities, Sales tax Authorities or any other Government, Semi-Government Authorities, Banking Authorities and to sign, submit, admit the required documents.

Thanking You,

Yours faithfully,

1. JIVRAJBHAI KARSHANBHAI DAKHRA

X.....*राहुल कुमार लथिया*.....

2. SURESHBHAI SHAMJIBHAI DAKHRA

X.....*Suresh*.....

3. RAMESHBHAI RANCHHODBHAI DAKHRA

X.....*Ramesh*.....

4. MANUBHAI VIRJIBHAI MANGUKIYA

X.....*मनुभव विरजिभय मंगुकीया*.....

ROYAL DEVELOPERS

" DWARKESH NAGRI " Block No. 20/A, T.P. Scheme No. 69 (Godadara-Dindoli), O.P. No. 59/A, F.P. No. 59/A, Sub Plot no.: 2, bearing Village : Dindoli, Taluka : Udhna, Dist : Surat.

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Acceptance as an authorized signatory

I, Mr. RAHULKUMAR JIVRAJBHAI LATHIYA hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place: Surat

Date: 30/05/2021.



.....
Mr.RAHULKUMAR JIVRAJBHAI LATHIYA