



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Regi. Sr. No.: 258/2021  
Date: 12 MAR 2021  
My Commission Expires  
on 6<sup>th</sup> March 2025

Certificate No. : IN-GJ27264028640468T

Certificate Issued Date : 12-Mar-2021 04:06 PM

Account Reference : IMPACC (SV)/ gj13004104/ SURAT/ GJ-SU

Unique Doc. Reference : SUBIN-GJGJ1300410490740972059458T

Purchased by : RAJHANS INFRACON INDIA PVT LTD

Description of Document : Article 18 Certificate or Other Document

Description : AFFIDAVIT CUM DECLARATION

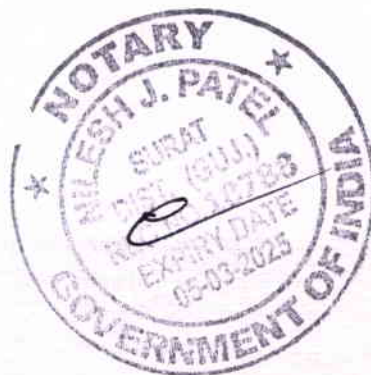
Consideration Price (Rs.) : 0  
(Zero)

First Party : RAJHANS INFRACON INDIA PVT LTD

Second Party : Not Applicable

Stamp Duty Paid By : RAJHANS INFRACON INDIA PVT LTD

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



KC 0000022561

VOID VOID VOID

Disclaimer: None

1. The authenticity of this e-stamp certificate should be verified at 'www.zhilastamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd. and as available on the website / Mobile App renders it invalid.

2. The responsibility for the legitimacy is on the users of the certificate.

3. Any discrepancy please inform the Competent Authority.



## Warning

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**:: Affidavit cum Declaration ::**

**FORM 'B' (See rule 3 (4))**

Affidavit cum Declaration of M/s. **Rajhans Infracon (India) Pvt. Ltd.** Through its Director **Jayesh Batukrai Desai** the promoter of the "**Rajhans Montessa**" New R.S. No.83/15, 83/16, 83/18, 83/19, 83/Paiki 19, TPS No. 7 (Magdalla-Vesu) FP No. 113+114+115.

I, Mr. Jayesh Batukrai Desai promoter of the "**Rajhans Montessa**" New R.S. No.83/15, 83/16, 83/18, 83/19, 83/Paiki 19, TPS No. 7 (Magdalla-Vesu) FP No. 113+114+115 do hereby solemnly declare, undertake and state as under that.

1. M/s. Rajhans Infracon (India) Pvt. Ltd. Through it's Director Jayesh Batukrai Desai we have a legal title to the land on which the development of the New R.S. No.83/15, 83/16, 83/18, 83/19, 83/Paiki 19, TPS No. 7 (Magdalla-Vesu) FP No. 113+114+115. is proposed;

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. Owner has availed credit facility from ICICI Bank Limited. Charge was created on the said land for Rs. 49.62 Crore by a deed of mortgage registered with sub registrar of Surat under Sr. No. 8883, dated 29-05-2019.
3. the time period within which the project shall be completed by promoter is 30<sup>th</sup> March 2022.

4. seventy percent of the amounts released by 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. 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.



(3)

7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

Verification

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

Verify by me at Friday on this 12<sup>th</sup> day of March 2021.



I Know the Signatory  
and Identified by me.

( H. V. Gajjar )  
Advocate



Deponent

SOLEMNLY AFFIRMED  
BEFORE ME

NILESH J. PATEL  
NOTARY  
SURAT DIST. (GUJARAT)  
GOVT. OF INDIA