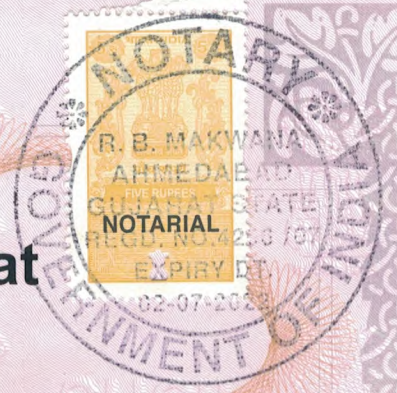




सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty



SERIAL NO. : A/528 /2019

19 DEC 2019

Certificate No. : IN-GJ49662399276263R

Certificate Issued Date : 19-Dec-2019 01:14 PM

Account Reference : NONACC/ gjrnsbk02/ BAPUNAGAR/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJRNSBK0240444443890551R

Purchased by : RANPARIA CHETANKUMAR PRAGJIBHAI

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT

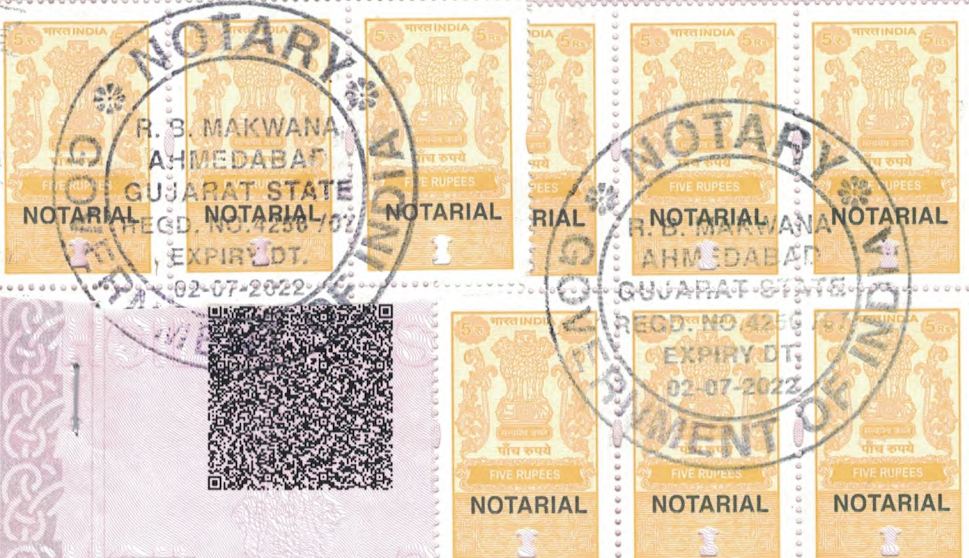
Consideration Price (Rs.) : 0
(Zero)

First Party : RANPARIA CHETANKUMAR PRAGJIBHAI

Second Party : 0

Stamp Duty Paid By : RANPARIA CHETANKUMAR PRAGJIBHAI

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



MA 0000007187

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.Shree Ranparia Chetankumar Pragjibhai ,duly authorized by the promoter of the Shagun heights (shreeji developers) address opp gayatri green residency & raghav bungalows ,nr.vitthal plaza, hanspura, ahmedabad.382330., vide/their authorization date:19/12/2019.

I Ranparia Chetankumar Pragjibhai duly authorized by the promoter of the Shagun hights (shreeji developers) address opp gayatri green residency & raghav bungalows ,nr.vitthal plaza, hanspura, ahmedabad.382330.do hereby solemnly , undertake and state as under:

- 1.That promoter have a legal title to the land on which the development of shagun heights project is proposed;
- 2.That the said land is free from all encumbrances;
- 3.The time period within which the project shall be completed by promoter is till dated 20/10/2023
- 4.That seventy per cent of the amounts realized 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- 5.That the amount from separate account, to cover the cost of project , shall be withdrawn in proportion ti the percentage of completion of the project;
- 6.That the amount from separate account shall be withdrawn after it is certified by an engineer , an architect and a chartered accountant in practice that the withdraw is in proportion to the percentage of the project;
- 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 charted account and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and 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 cometent authorities;
- 9.that promoter have furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Ahmedabad

Date: 19/12/2019

Deponent

Signed by Partner

Name : Ranparia Chetankumar pragjibhai

Promoter : Shreeji Developers

Address : 16, gokul bungalows, B/H

Swaminarayan nagar, nikol gam road,

Thakkarbapanagar, Ahmedabad.

Verification

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Ahmedabad on this 19th day of December, 2019



Deponent

Signed by Partner

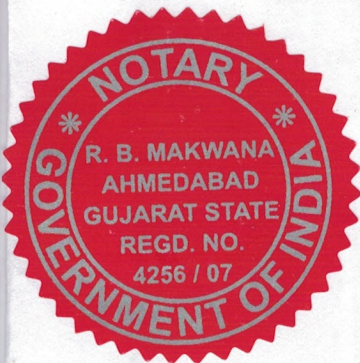
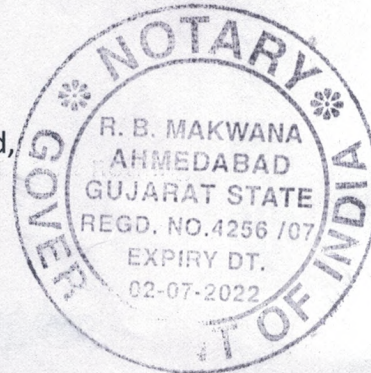
Name : Ranparia Chetankumar pragjibhai

Promoter : Shreeji Developers

Address : 16, gokul bungalows, B/H

Swaminarayan nagar, nikol gam road,

Thakkarbapanagar, Ahmedabad.



IDENTIFIED BY ME

HIREN C. HINGU

ADVOCATE

OFFICE : SHOP NO. 6,
PAVAN-SKY, NR. NIKOL LAKE,
PANDAVWADI ROAD, NIKOL,
AHMEDABAD-380049

**SOLEMNLY AFFIRMED
BEFORE ME**

R. B. MAKWANA
NOTARY
GOVT. OF INDIA