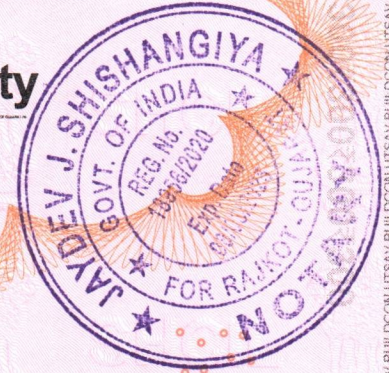
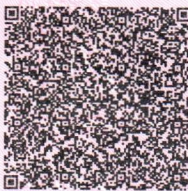
[illegible]

सत्यमेव जयते

Certificate of Stamp Duty



Certificate No.	IN-GJ98712951969883V
Certificate Issued Date	27-Jan-2023 02:49 PM
Account Reference	IMPACC (AC)/ gj13247511/ RAJKOT/ GJ-RA
Unique Doc. Reference	SUBIN-GJGJ1324751125102789412456V
Purchased by	UTSAV BUILDCON
Description of Document	Article 5(h) Agreement (not otherwise provided for)
Description	UTSAAV CORPORATE PARK
Consideration Price (Rs.)	0 (Zero)
First Party	UTSAV BUILDCON
Second Party	Not Applicable
Stamp Duty Paid By	UTSAV BUILDCON
Stamp Duty Amount(Rs.)	300 (Three Hundred only)



JD 0026100907

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.

[illegible]

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. JITESH CHAMANLAL PAREKH as Proprietor of UTSAV BUILDCON and promoter of UTSAAV CORPORATE PARK, vide its/his/her/their authorization dated NA.

I, Mr. JITESH CHAMANLAL PAREKH as Proprietor of UTSAV BUILDCON and promoter of UTSAAV CORPORATE PARK 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 UTSAAV CORPORATE PARK is proposed;

OR

Mr. JITESH CHAMANLAL PAREKH have/has a legal title to the land on which the development of UTSAAV CORPORATE PARK is to be 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 the real estate project is enclosed herewith.

2. The said land is free from all encumbrances.

OR

Details of encumbrance's -NA- 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 31-12-2026.
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.

J Parekh

Deponent

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 RAJKOT on this 27th day of January, 2023.



J Parekh

Deponent

Signed before me by Sitesh
Chamanlal Parekh who is
Identified by Shri. Seth
Advocate who is personally known to
me on this 27th day of Jan 2023

Jaydev J. Shishangiya
Advocate & Notary (Govt. Of India)
RAJKOT - GUJARAT

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Serial No. 809
Receipt No. 809
Date 27.01.2023