



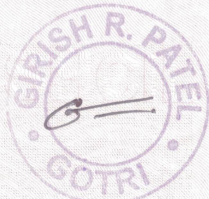
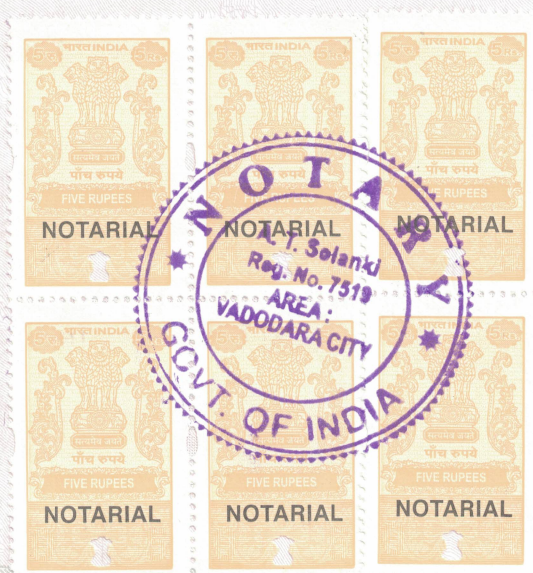
सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd.No.: 9802.
Date: 06/08/2021
A. T. SOLANKI
NOTARY, VADODARA

Certificate No. : IN-GJ97680026071858T
Certificate Issued Date : 06-Aug-2021 01:00 PM
Account Reference : IMPACC (SV)/ gj13208404/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1320840430472375949675T
Purchased by : KETAN PARMAR
Description of Document : Article 58(a) Trust - Declaration
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : VIHAV REALTY PVT LTD
Second Party : GUJRERA
Stamp Duty Paid By : VIHAV REALTY PVT LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



KC 0007282598

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoilestamp.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.



FORM 'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum declaration of Mr. **KUNAL ARYA** duly authorized by promoter **VIHAV REALTY PVT. LTD.** of the Project Name **KEYSTONE MANSIONS 2C.S. / R.S134**, Block No. 86 Area of Plot: **9812 (Sq.Mt.)**, Village Name. **KHANPUR**, Taluka. **VADODARA**, Authority Name. **VUDA**, District. **VADODARA**, Vide Its / his/ their Authorized Dated: 06-01-2018.

Affidavit cum Declaration of Mr **KUNAL ARYA** Promoter of the proposed project/ duly authorized by the promoter **VIHAV REALTY PVT. LTD.** of the proposed project vide its/his/their authorization dated 06-01-2018;

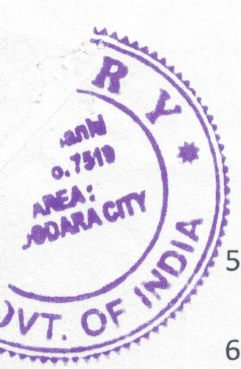
I, **KUNAL ARYA** Promoter of the proposed project/ duly authorized by the promoter **VIHAV REALTY PVT. LTD.** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the Proposed project is to be carried out.

AND

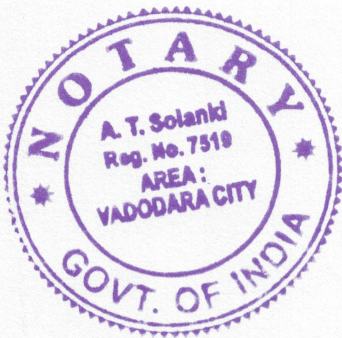
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30-09-2022.
4. That seventy percentage of amount 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 schedule 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 the project shall be withdrawn in portion to the 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 chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter 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 that audit that the amount collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all pending approvals on time, from the competent authorities.
9. That promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



[Signature]
Deponent

Verification

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

Verify by me at VADODARA on this 06th day of AUG 2021.

ATTESTED

[Signature] 06/8/2021
A. T. SOLANKI
NOTARY, VADODARA



[Signature]
Deponent
I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you.....
[Signature]