



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.

IN-GJ44949160115052R

Certificate Issued Date

07-Dec-2019 01:06 PM

Account Reference

SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA

Unique Doc. Reference

SUBIN-GJSH-VOD0131315213574703R

Purchased by

S.T. SHAH

Description of Document

Article 4 Affidavit

Description

N A

Consideration Price (Rs.)

0
(Zero)

First Party

PHOENIX ENTERPRISE

Second Party

N A

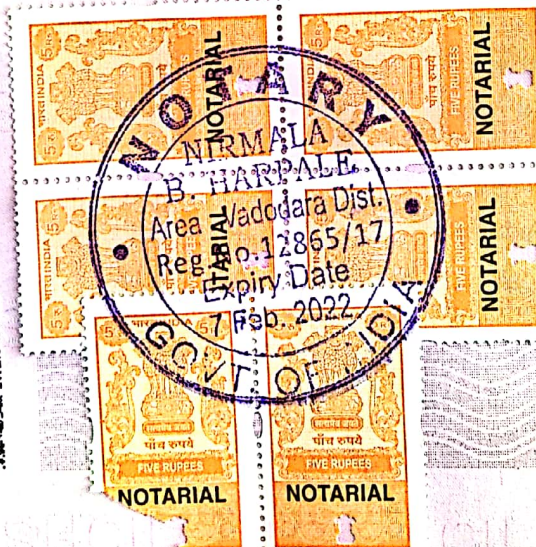
Stamp Duty Paid By

PHOENIX ENTERPRISE

Stamp Duty Amount (Rs.)

200
(Two Hundred only)

No. 9219
Date 7/12/19



MA 0002219994

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

INDIA NON JUDICIAL
Government of Gujarat



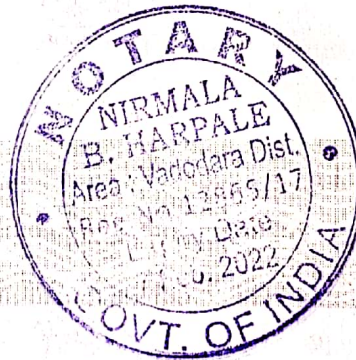
सत्यमेव जयते

Certificate of Stamp Duty

Rs.

100

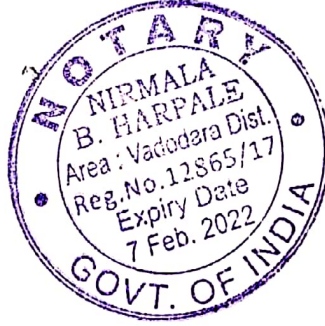
Certificate No. : IN-GJ42756528037315R
Certificate Issued Date : 02-Dec-2019 02:53 PM
Account Reference : IMPACC (SH)/ gjshimp17/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJSHIMP1727074213132543R
Purchased by : SAGAR MALI
Description of Document : Article 4 Affidavit
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : PHOENIX ENTERPRISE
Second Party : Not Applicable
Stamp Duty Paid By : PHOENIX ENTERPRISE
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



MA 0002218503

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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Ref. No. :

Date: 06-12-2019

Affidavit cum Declaration for Form B

Affidavit cum Declaration of Mr. PRATEEK S SHAH (working partner of PHOENIX ENTERPRISE promoter of the proposed project / duly authorized by the promoter' of the proposed project. vide its/his/their authorization dated 04-04-2018.



I, PRATEEK S SHAH promoter of the proposed project / duly' authorized by the promoter of the proposed project do hereby solemnly declarer undertakes and state as under:

1. That promoter has a legal title to the land on which the development of the project 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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.03.2020.
4. That seventy percent of the amounts realised 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 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.

For, **PHOENIX ENTERPRISE**

P. S. Shah

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 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 has 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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For, **PHOENIX ENTERPRISE**

P. S. Mehta
Partner

Deponent

Verification

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

Verified by me at on this day of

For, **PHOENIX ENTERPRISE**

P. S. Mehta
Partner

Deponent



ATTESTED
N B Harpal
21/12/19
NIRMALA B. HARPALE
NOTARY