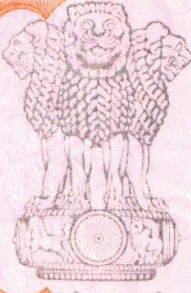


INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty

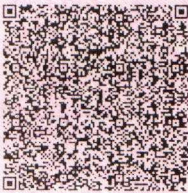
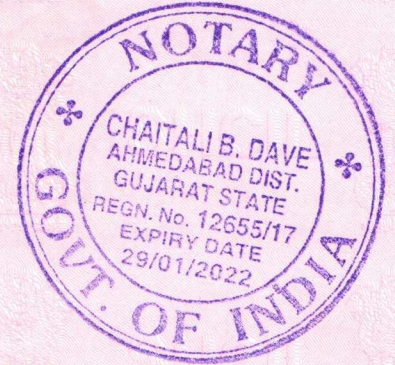


सत्यमेव जयते

Certificate No. : IN-GJ21738807734915T
Certificate Issued Date : 17-Sep-2021 10:57 AM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318761178310190485328T
Purchased by : J P ISCON PVT LTD
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : J P ISCON PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : J P ISCON PVT LTD
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

26567
Serial No. /2021

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA
23 SEP 2021



KC 0015228884



FORM 'B'
[See rule 3(4)1]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Jateen Gupta** promoter of the proposed project and duly authorized Signatory and partner of **JP Iscon Private Limited** the proposed project, **JAN MAHAL** (JAN MAHAL, R.S.No:649/1,Vibhag-C, TIKA No:5/1, Opp. Railway Station, Vadodara 390005), vide his authorization dated **06/09/2017**.

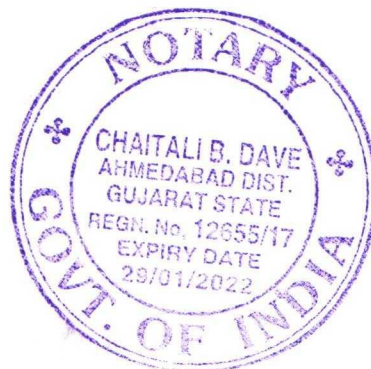
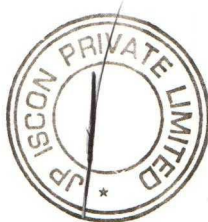
Survey no. 649 , Final Plot no. C-5/1 , village Vadodara Kasba taluka Vadodara District Vadodara PIN 390005 admeasuring 11,514.32 sq.mts. area being developed by M/s.JP ISCON PRIVATE LIMITED.

I, **Jateen Gupta** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter has a legal title to the land on which the development of the project is proposed **JAN MAHAL**.
2. We hereby state that the said land is having below encumbrance

Sr.No	Type of Encumbrance	Party	Remarks
1	Mortgage loan (registration No:4888 and date of registration is 12/04/2019	ICICI Bank Limited	Amount Rs. 23,60,00,000 Cr

3. That the time period within which the project shall be completed by me/promoter is **30/04/2022**.
4. That seventy per cent of the amounts 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 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.
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 I/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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

JP ISCON PRIVATE LIMITED

Jateen Gupta
Director/Authorised Signatory
Mr. Jateen Gupta

Verification

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

Verify by me at Ahmedabad on this 23rd day of September, 21

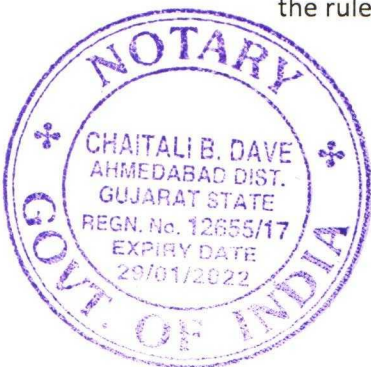
JP ISCON PRIVATE LIMITED

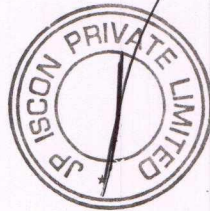
Jateen Gupta
Director/Authorised Signatory
Deponent



BEFORE ME

CB Dave
CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA
23 SEP 2021







ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0000/00597/31336

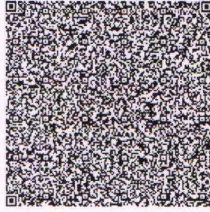
Download Date: 16/10/2019

To
જતીન મદનભાઈ ગુપ્તા
Jateen Madanbhai Gupta
C/O S/O MADANBHAI GUPTA
CHANDRAVILLA
LANE OPP AVALON CREST
NEAR KANTAM PARTY PLOT
Rajpath Rangoli Road Bodakdev
Ahmedabad City
Bodakdev
Ahmedabad Gujarat - 380054
9825030008

Generation Date: 24/09/2019

Validity: unknown

Digitally signed by Jateen Madanbhai Gupta
Unique Identification Authority of India
Date: 2019.10.16 00:43
IST



QR Code with Photograph

તમારો આધાર નંબર / Your Aadhaar No. :

9663 0518 5406

VID : 9171 0738 3352 7372

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



જતીન મદનભાઈ ગુપ્તા
Jateen Madanbhai Gupta
જન્મ તારીખ/DOB: 23/11/1971
પુરુષ/ MALE



9663 0518 5406

VID : 9171 0738 3352 7372

મારો આધાર, મારી ઓળખ



Government of India



AADHAAR

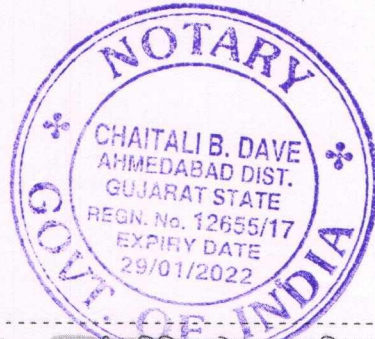
સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

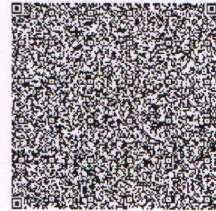
- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
એસ/ઓ મદનભાઈ ગુપ્તા, ચંદ્રાવીલા, લેન અવાલોન
ક્રેસ્ટ સામે, રાજપથ રંગોલી રોડ બોડાકડેવ, કાંતા
પાર્ટી પ્લોટ પાસે, અમદાવાદ સિટી, અમદાવાદ,
ગુજરાત - 380054

Address:
C/O S/O MADANBHAI GUPTA,
CHANDRAVILLA, LANE OPP AVALON
CREST, Rajpath Rangoli Road Bodakdev,
NEAR KANTAM PARTY PLOT,
Ahmedabad City, Ahmedabad,
Gujarat - 380054



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