

1268



IN-GJ22371379905801V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

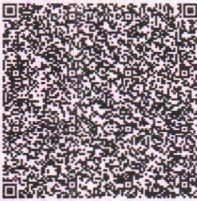
SERIAL NO.: 1268/2023

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PARIMAL PANDIT
NOTARY
GOVT. OF INDIA

11 AUG 2023

Certificate No. : IN-GJ22371379905801V
Certificate Issued Date : 11-Aug-2023 01:01 P.M.
Account Reference : IMPACC (AC)/ gj13001411/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1300141169996162178053V
Purchased by : RONAK RAVJIBHAI SONANI
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KESHAV NARAYAN REALTY LLP
Second Party : Not Applicable
Stamp Duty Paid By : KESHAV NARAYAN REALTY LLP
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ22371379905801V

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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.

SHCIL

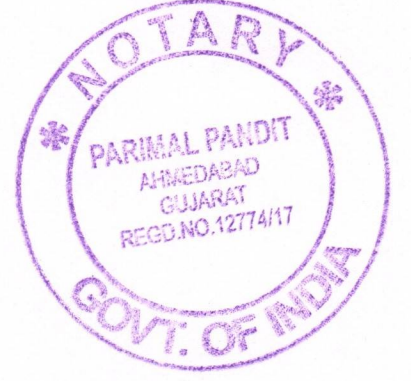
- The www "EST" are at location which
- Any cons would
- Kindly contact stock holding Branch / Centre in case of discrepancy.

- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch / Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

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FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ronak Ravjibhai Sonani** promoter of "**Keshav Narayan Realty LLP**" (Project : **Akshar Ocean Pearl**), vide his authorization dated **18/03/2021**.



I, **Mr. Ronak Ravjibhai Sonani** promoter of "**Keshav Narayan Realty LLP**" (Project : **Akshar Ocean Pearl**) do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of Project "**Akshar Ocean Pearl**" is proposed;
2. The said land is mortgage with AU Small Finance Bank Ltd against project loan of an amount Rs. 40,00,00,000/- vide mortgage deed no. 11529 dated 07/07/2023. The rights, title and interest of AU Small Finance Bank Ltd over the land or the project are as per terms and conditions mentioned in the mortgage deed.
3. The time period within which the project shall be completed by me is **31/03/2027**.
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 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

KESHAV NARAYAN REALTY LLP

Ronak
DESIGNATED PARTNER

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 shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent



KESHAV NARAYAN REALTY LLP
Ronak
DESIGNATED PARTNER

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

11 AUG 2023

Verify by me at _____ on this _____ day of _____

Deponent



KESHAV NARAYAN REALTY LLP
Ronak
DESIGNATED PARTNER

SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
PARIMAL PANDIT
NOTARY
GOVT. OF INDIA





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

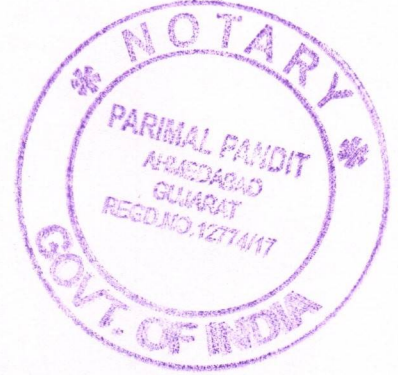
નોંધણીનો ઓળખ / Enrolment No.: 2017/00033/02997

To
રોનક રવજીભાઈ સોનાણી
Ronak Ravjibhai Sonani
S/O Ravjibhai Sonani
15 - A VISHRAM PARK SOCIETY OPP R C
PATEL SCHOOL
VASNA Ahmadabad City
Ahmadabad
Gujarat 380007
8000125330

3248729



UG032487292IN



તમારો આધાર નંબર / Your Aadhaar No. :

7407 0022 3383

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
GOVERNMENT OF INDIA



રોનક રવજીભાઈ સોનાણી
Ronak Ravjibhai Sonani
જન્મનું વર્ષ / Year of Birth : 1991
પુરુષ / Male

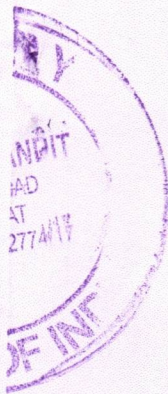


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આધાર - સામાન્ય માણસનો અધિકાર

KESHAV NARAYAN REALTY-LLP

DESIGNATED PARTNER



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RONAK RAVJIBHAI SONANI
RAVJIBHAI SAVJIBHAI SONANI




12012010

07/11/1991
Permanent Account Number
CNYPS1040P

Ronak.
Signature

KESHAV NARAYAN REALTY LLP
Ronak.
DESIGNATED PARTNER