



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No. : IN-GJ22584949765727U

Certificate Issued Date : 11-Mar-2022 02:11 PM

Account Reference : IMPACC (AC)/ gj13265911/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1326591177721336385575U

Purchased by : ADANI ESTATE MANAGEMENT PVT LTD

Description of Document : Article 14 Bond

Description : FOR AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : ADANI ESTATE MANAGEMENT PVT LTD

Second Party : Not Applicable

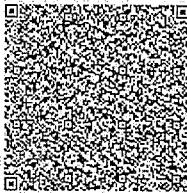
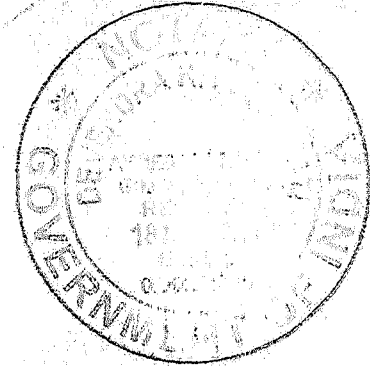
Stamp Duty Paid By : ADANI ESTATE MANAGEMENT PVT LTD

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Serial No. 255/2022
Book No. A
Page No. 29
[Signature]
DEVENDRA K. PRAJAPATI
NOTARY
GOVT. OF INDIA

14 APR 2022



25584949765727U

ICC 0032482050

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

FORM 'B'

(See rule 3 (4))

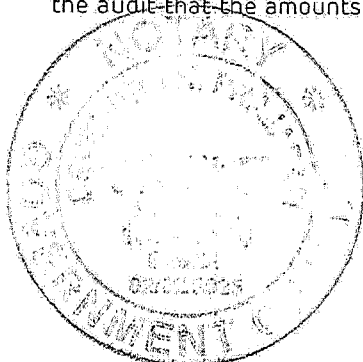
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Satish Manohar Kokate** duly authorized by the promoter, **ADANI ESTATE MANAGEMENT PRIVATE LIMITED**, for the proposed project "**ASTER PHASE - 1**" to be developed on land bearing Block No : **318, 327, 328 and 345/1** situated at Shantigram Township, Village Khodiyar, District: Ahmedabad ("Project Land") vide its/his/her/their authorization dated 05.03.2022.

I, Mr. **Satish Manohar Kokate** duly authorized by the promoter of "**ASTER PHASE - 1**" do hereby solemnly declare, undertake and state as under that;

1. That, we have a legal title to the Project Land on which the development of "**ASTER PHASE - 1**" is proposed;
2. That, the said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is 19.06.2025.
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



For, Adani Estate Management Pvt. Ltd.

Authorized Signatory

project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

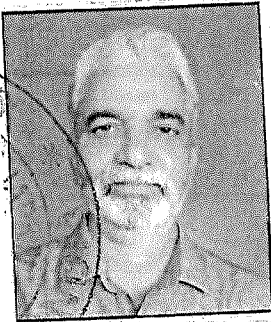
8. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, Adani Estate Management Pvt. Ltd.
[Signature]
Deponent
(Satish Manohar Kokate)
Authorized Signatory

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 Ahmedabad on this 14th day of April, 2022



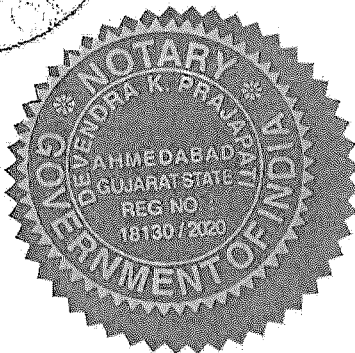
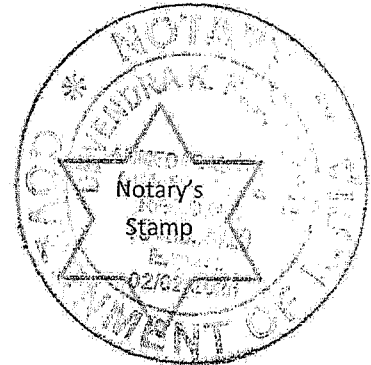
IDENTIFIED BY ME
[Signature]

ADVOCATE / PERSON
Name: RICHMO CHRISTIAN
ID / Sanad No. 01

For, Adani Estate Management Pvt. Ltd.
[Signature]
Deponent
(Satish Manohar Kokate)
Authorized Signatory

SOLEMNLY AFFIRMED
BEFORE ME
[Signature]
DEVENDRA K. PRAJAPATI
NOTARY
GOVT. OF INDIA

14 APR 2022



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ADANI ESTATE MANAGEMENT PRIVATE LIMITED ("Company") IN THE MEETING HELD ON SATURDAY, 05TH MARCH, 2022 AT ADANI HOUSE, NR MITHAKHALI CIRCLE, NAVRANGPURA, AHMEDABAD - 380 009.

"RESOLVED THAT in supersession of earlier resolutions passed in the matter of obtaining registration on behalf of the Company being the Promoter/Developer of the Project **"ASTER"** to be developed by the Company in a phased manner, consent of board be and is hereby accorded to authorize Mr. Satish Kokate, authorized person of the Company to do the following acts, deeds and things as may be required under the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act") and the rules made thereunder:

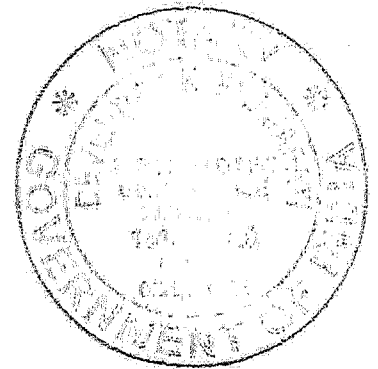
1. To apply for registration, renewal/amendment, revision and withdrawal of registration of any the above stated Projects of the Company;
2. To sign, submit all types of statutory forms, applications, affidavits, declarations, notices, returns, statements, certificates and all other statutory compliances etc., to the appropriate authorities under the said Act;
3. To appear for and to represent the Company before appropriate authorities, Tribunal and Courts in all matters relating to the Act;
4. To receive summons, notices etc. and to sign, submit and verify various statements, applications, affidavits, declarations, undertakings, forms, returns and other requisite documents whatsoever and file them in any Court, Tribunal or Office in connection with the Act;

"RESOLVED FURTHER THAT any one of the Directors of the Company be and are hereby severally authorized to issue a certified copy of this Board resolution and request the Authority to give effect to this resolution."

Certified true copy,

For, ADANI ESTATE MANAGEMENT PRIVATE LIMITED


SUNIL SHARMA
DIRECTOR
DIN: 02372553



Adani Estate Management Private Limited
(Earlier known as Shantigram Estate Management Private Limited)
CBD, Shantigram
Nr Vaishnodevi Circle, SG Highway,
Ahmedabad 382 421
Gujarat, India
CIN: U45200GJ2005PTC047086

Tel +91 79 2555 6700

Fax +91 79 2555 6755
shantigram@adani.com
www.shantigram.com

Registered Office: Adani House, Nr Mithakhali Circle, Navrangpura, Ahmedabad 380 009, Gujarat, India