



Ref. No. 12190

Date :

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described "Schedule of the property" hereunder which is owned by a Limited Liability Partnership firm namely, **Aristo Residency LLP** (hereinafter referred as owner). Pursing the title deeds relating thereto and taking necessary searches, I am of the opinion that titles of the said land belongs to above owner are clear, marketable and free from all encumbrances charges and/or claims except charge of CAPRI GLOBAL CAPITAL LTD (Mortgage Amount Rs. 35,00,00,000/- Only and Mortgage registered on dated 12/04/2022 under serial no.8352).

SCHEDULE OF THE PROPERTY

All that piece and parcel of the **Multi Purpose Non-Agricultural** land bearing Revenue Survey No. 86, total admeasuring about 17503 sq.mts. land covered in Town Planning Scheme No. 64 (Tragad) and allotted Final Plot No. 33/1+33/2, total admeasuring 10502 sq.mts. Paiki West side 5410 sq.mts. (9017 sq.mts. land area as per survey number) situated, lying and being at Mouje Village Tragad, Taluka Ghatlodia in the registration District Ahmedabad Sub District Ahmedabad-8 (Sola) and a Limited Liability Partnership firm namely, **Aristo Residency LLP** had constructed commercial and residential purpose building on the said land, under name and style as "**ARISTO ANANDAM**".

DATED OF THIS 22nd AUGUST, 2022 AT-AHMEDABAD.



Yours faithfully,

Saurin R. Shah
SAURIN R. SHAH 22/8/22
(ADVOCATE)

(Enrolment No. G/173/2009)





सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300 ₹300 ₹300 ₹300

Certificate No. : IN-GJ15742890551116U
Certificate Issued Date : 23-Aug-2022 05:06 PM
Account Reference : IMPACC (AC)/ g/13266011/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1326601161552768004284U
Purchased by : SHIKHAR JAIN
Description of Document : Article 14 Bond
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIKHAR JAIN
Second Party : Not Applicable
Stamp Duty Paid By : SHIKHAR JAIN
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Sr. No. 3230
Date: 23-08-2022



[Signature]



₹300

IN-GJ15742890551116U

JD 0010047977

Statutory Alert:

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



- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- 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.



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./Ms. **Shikhar Jain (Aristo ResidencyLLP)** promoter /duly authorized by the promoter of **Aristo Anandam**, vide its/his/her/their authorization dated **20/01/2021**.

I, **Shikhar Jain** promoter/duly authorized by the promoter of **Aristo Anandam** do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **Aristo Anandam** is proposed;

OR

ARISTO RESIDENCY LLP has a legal title to the land on which the development of **ARISTO ANANDAM** 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. The said land is not free from all encumbrances.

OR

Details of encumbrances **Capri Global Capital Limited** of Rs. **35,00,00,000** including details of any rights, title, interest or name. of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is **31-Dec-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 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, Aristo Residency LLP


Partner

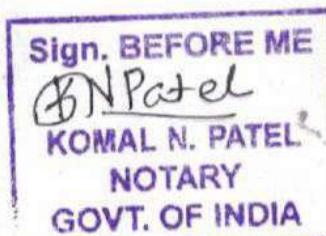
Verification

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

Verify by me at 23rd on this August day of 2022.

For, Aristo Residency LLP


Partner



Date: 22-08-2022.