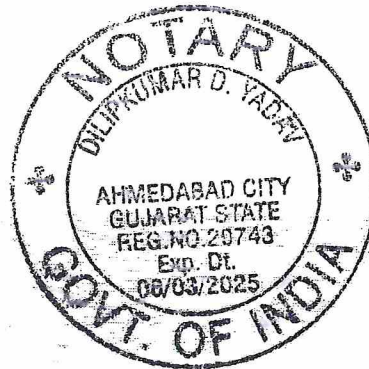
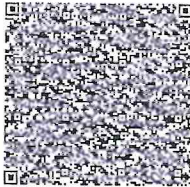


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ69701170188086U
Certificate Issued Date : 03-Jun-2022 09:18 AM
Account Reference : IMPACC (AC)/ gj13328611/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1332861170762017422485U
Purchased by : Parimal Manajibhai Patel
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FOR AFFFDIVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : Parimal Manajibhai Patel
Second Party : Not Applicable
Stamp Duty Paid By : Parimal Manajibhai Patel
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

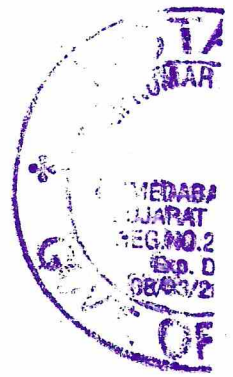


IN-GJ69701170188086U

0020523103

Statutory Alert:

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



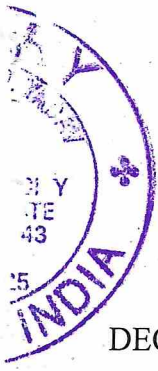
Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."





SR NO. 670/2022

DDY

DILIPKUMAR D. YADAV
NOTARY
GOVT. OF INDIA

03 JUN 2022

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

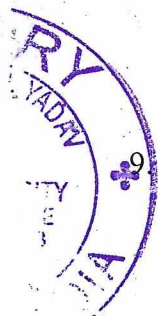
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Parimal M Patel duly authorized by Skylark Developers The promoter of proposed project Swastik Skylark vide his authorization dated 14/02/2022

I, Parimal M Patel duly authorized by the promoter of Swastik Skylark do hereby solemnly declare, undertake and state as under that;

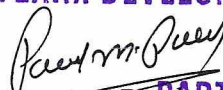
1. Skylark Developers have a legal title to the land on which the development of Swastik Skylark is to be carried out;
2. The said land is free from all encumbrances, rights, title, interest or name of any party in or over such land except sanctioned project loan of Rs. 23.50 Crore by Hero FinCorp Limited vide sanction letter dated 02/03/2022.
3. The time period within which the project shall be completed by us is 30/09/2025
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. 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. We shall take all the pending approvals on time, from the competent authorities.





We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, Skylark Developers
FOR, SKYLARK DEVELOPERS


Parimal M Patel **PARTNER**

Verification

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

Verify by me at 03 JUN 2022 on this _____ day of _____



For, Skylark Developers
FOR, SKYLARK DEVELOPERS


Parimal M Patel **PARTNER**

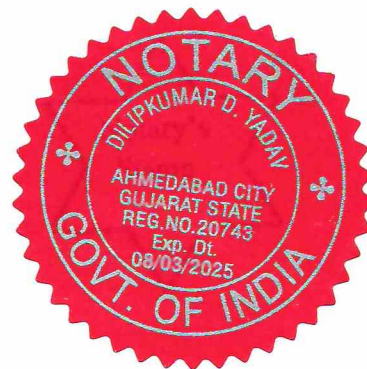


**SIGNED
BEFORE ME**



**DILIPKUMAR D. YADAV
NOTARY
GOVT. OF INDIA**

03 JUN 2022





ભારત સરકાર

Government of India

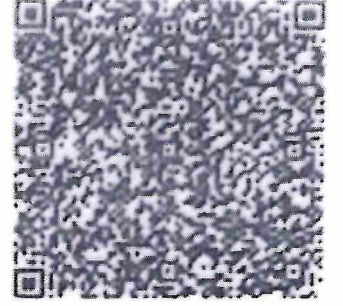


પટેલ પરિમલ

Patel Parimal

જન્મ તારીખ / DOB : 21/06/1980

પુરુષ / Male



5346 2627 1687

મારો આધાર, મારી ઓળખ

Patel Parimal



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું:

પિતાનું/માતાનું નામ: મનજીભાઈ,

એફ-104, સુયોજન ફ્લેટ, સોલા

ભાગવત મંદિર પાસે, સોલા,

અમદાવાદ, સોલા, ગુજરાત, 380060

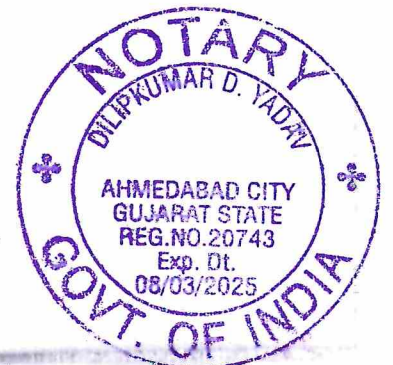
Address:

S/O: Manjibhai, F-104, Suyojan

Flat, Near Sola Bhagwat Temple,

Sola, Ahmedabad, Sola, Gujarat,

380060



5346 2627 1687



1947



help@uidai.gov.in



www.uidai.gov.in

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO. 12307/2021

To,
SKYLARK DEVELOPERS,
A Partnership Firm.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, SKYLARK DEVELOPERS, a Partnership Firm having its registered office at B-25, Umabhavani Society, Tragad Road, Tragad, Ahmedabad - 382470 (hereinafter called the "Promoter") is the owner and possessor of the Non-Agricultural land bearing Final Plot No. 22 admeasuring about 4,432 Sq. mtrs. [given in lieu of Survey No. 203 admeasuring about 7,389 Sq. mtrs.] forming part of Draft Town Planning Scheme No. 33 (Gota) situate, lying and being at Moje Gota, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 08 (Sola) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential and Commercial project namely "SWASTIK SKYLARK" on the said Project Land.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 31-05-2022.

Thereafter the said Promoter, M/s. SKYLARK DEVELOPERS, a Partnership Firm has availed financial assistance of Rs.23,50,00,000/- (Rupees Twenty Three Crores Fifty Lakhs Only) from the Hero FinCorp Limited and in this regard said M/s. SKYLARK DEVELOPERS has mortgaged the said Non-Agricultural Land bearing Final Plot No. 22

admeasuring about 4,432 sq. mtrs. (in lieu of Survey No. 203 admeasuring about 7,389 sq. mtrs.) of Draft Town Planning Scheme No. 33 (Gota) alongwith the unsold Flats/Units/Shops in the said Project "SWASTIK SKYLARK" constructed on the said project land in favour of Hero FinCorp Limited vide Mortgage Deed dated 25-03-2022, which was registered before Sub-Registrar of Ahmedabad-8 (Sola) at Serial No.6790 dated 25-03-2022 and the details are more specifically mentioned in the Indenture of Mortgage wherein they have mortgaged said Project land and several units mentioned therein.

In furtherance of said Title Certificate Cum Report dated 31-05-2022 and subject to what is stated therein, We hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except:

Charge of Hero FinCorp Limited

That Hero FinCorp Limited has sanctioned a loan of Rs.23,50,00,000/- (Rupees Twenty Three Crores Fifty Lakhs Only) vide its sanction letter dated 02-03-2022. In this regard, said Promoter has mortgaged the said Project Land alongwith the unsold Flats/Units/Shops in the said Project "SWASTIK SKYLARK" constructed on the said Project land in favour of Hero FinCorp Limited vide Indenture of Mortgage (without possession) registered relating to Deposit of Title Deeds for Creation of charge executed on 25-03-2022 registered at serial No.6790 on 25-03-2022 in the office of Sub-Registrar Ahmedabad- 08 (Sola) and the details are more specifically mentioned in the Indenture of Mortgage.



SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Non-Agricultural land bearing Final Plot No. 22 admeasuring about 4,432 Sq. mtrs. [given in lieu of Survey No. 203 admeasuring about 7,389 Sq. mtrs.] forming part of Draft Town Planning

Scheme No. 33 (Gota) situate, lying and being at Moje Gota, Taluka
Ghatlodiya, in the Registration District of Ahmedabad and Sub District of
Ahmedabad - 08 (Sola).

PLACE : AHMEDABAD

DATE : 31st MAY, 2022

For Jani & Co,



HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007



