

Celler, Matruchhaya Complex
Opp. Metro Train Bridge
Pillor No.78, Nr. Rabari
Colony, Vastral Road,
Amraiwadi, Ahmedabad.
Mo.No.9925773601

Date : 25-08-2020

No Encumbrance Certificate

Property Detail : **Survey No.524 Paiki 1**
T.P. Scheme No.75 (Muthiya-Hanspura),
Final Plot No.63+64 Paiki 4928 Sq. Mtrs. for residential
purpose and 2000 Sq.Mtrs. for commercial purpose
aggregeting in all 6928 Sq.Mtrs. land Paiki Sub Plot No.3,
admeasuring 4494.02 Sq. Mtrs. Residential and
Commercial Purpose Non Agriculture Land
Mouje : NARODA, Taluka : Asarva, District : Ahmedabad

Owner/Promoter Detail : **SHYAM BUILDCON, A Partnership Firm**

I hereby certify that as per the legal documents and revenue records that **SHYAM BUILDCON, A Partnership Firm** is the owner of the above land and I hav found encumbrance on the above land details for the encumbrance is as under.

Bank Name :- Hero Fincorp Limited
Loan Amount :- 9,65,00,000/-

Note : This Certificate is given on the basis of our Title Sertificate and Mortgage Deed.

Date : 25-08-2020





सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ29028306400665S
Certificate Issued Date : 26-Aug-2020 01:59 PM
Account Reference : IMPACC (SV)/ gj13207404/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1320740496391620066791S
Purchased by : Mehulkumar Manubhai Korat
Description of Document : Article 14 Bond
Description : Declaration
Consideration Price (Rs.) : 0
(Zero)
First Party : Mehulkumar Manubhai Korat
Second Party : Not Applicable
Stamp Duty Paid By : Mehulkumar Manubhai Korat
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



LB 0011180129

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



S.R. No. 324/2020

ILABEN R. PATEL
NOTARY
GOVT. OF GUJARAT
(INDIA)

26 AUG 2020

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 Ms. SHYAM BUILDCON Partner Shri Mehulkumar Manubhai Korat
promoter /duly authorized by the promoter of SHREE RADHE KRISHNA ROYAL, vide its/his/her/their
authorization dated **10-08-2019**.

I/We, SHYAM BUILDCON Partner Shri Mehulkumar Manubhai Korat promoter/duly
authorized by the promoter of SHREE RADHE KRISHNA ROYAL 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 SHREE RADHE KRISHNA ROYAL is proposed;
2. The promoter has obtained Loan from HERO FINCORP LIMITED for Rs. 9,65,00,000/- (Rupees Nine Crore Sixty Five Lakh only). Sanctioned date is 15-07-2020.
3. The time period within which the project shall be completed by me/us is **31-12-2022**.
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.

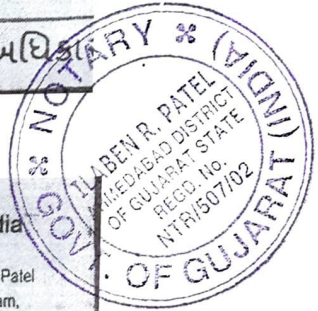
ભારત સરકાર
Government of India

કોરાટ મેહુલકુમાર
Korat Mehulkumar

જન્મ તારીખ / DOB : 05/09/1984
પુરુષ / Male

4210 2853 9381

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું: S/O: મનુભાઈ, 45, સરદાર પટેલ સોસાયટી, સરદાર મોલ પાછળ, નિકોલ ગામ, અમદાવાદ શહેર, ત. બ. નગર, અમદાવાદ, ગુજરાત, 382350

Address: S/O: Manubhai, 45, Sardar Patel society, Behind Sardar Mall, Nikol Gam, Ahmadabad City, T B Nagar, Ahmedabad, Gujarat, 382350

4210 2853 9381

1947

www

આયકર વિભાગ
INCOME TAX DEPARTMENT

MEHUL MANUBHAI KORAT

MANUBHAI BAYABHAI KORAT

05/09/1984

Permanent Account Number
ARBPK5716B

Signature

28052006

Mehul

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.


Deponent
(Mehulkumar Manubhai Korat)

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 26 day of AUG, 2020

Photo of
Deponent




Deponent
(Mehulkumar Manubhai Korat)



EXECUTANT/PARTIES
SIGNED BEFORE ME


ILABEN R. PATEL
NOTARY
GOVT. OF GUJARAT
(INDIA)

26 AUG 2020

