



Ref. No. 13184

Date :

NON-ENCUMBRANCE CERTIFICATE

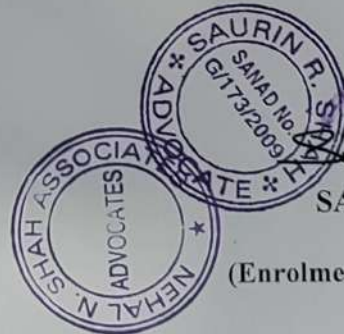
This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described "Schedule of the property" hereunder which is owned by a namely, **Roland Developers LLP** (hereinafter referred as owner). Pursing the title deeds relating thereto and taking necessary searches, I am of the opinion that titles of the said land belongs to above owner are clear, marketable and free from encumbrances charges and/or claims except charge of State Bank Of India Specialized Commercial Branch (Mortgage Amount **Rs. 18,00,00,000/-** Only and Mortgage registered on dated **10/08/2022** under serial no.**18281**).

SCHEDULE OF THE PROPERTY

All that piece and parcel of the **Non-agricultural land** bearing Final Plot No.744/2+744/3, total admeasuring 4089 sq.mts. [Final Plot No.744/2, admeasuring about 2602 sq.mts. (2342 sq.mts. for residential purpose and 260 sq.mts. for commercial purpose) allotted in lieu of Block No.100/2, admeasuring 4337 sq.mts. AND Final Plot No.744/3, admeasuring about 1487 sq.mts. (1338 sq.mts. for residential purpose and 149 sq.mts. for commercial purpose) allotted in lieu of Block No.100/3, admeasuring 2478 sq.mts.] of Draft Town Planning Scheme No.228 (Ognaj-Khodiya-Chharodi), situate, lying and being at Mouje Village Khodiya, Taluka Daskroi Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) and a firm namely, **Roland Developers LLP** has floated construction of commercial and residential purpose building on the said land, under name and style as "**WESTERN SPARSH**".

DATED OF THIS 14th October, 2022 AT-AHMEDABAD.

Yours faithfully,



SAURIN R. SHAH
(ADVOCATE)
(Enrolment No.G/173/2009)

"ARIHANT"



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Sr.No....C/505/2022

B Patel
NOTARY

4 NOV 2022

Certificate No. : IN-GJ54623250396310U
Certificate Issued Date : 04-Nov-2022 04:51 PM
Account Reference : IMPACC (FI)/ gjelimp10/ BOPAL/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJELIMP1038062371796389U
Purchased by : VIJAYKUMAR K PATEL
Description of Document : Article 14 Bond
Description : FOR DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : VIJAYKUMAR K PATEL
Second Party : Not Applicable
Stamp Duty Paid By : VIJAYKUMAR K PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ54623250396310U

JD 0022376904

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



NOTICE

- 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. VIJAYKUMAR KARSHANBHAI PATEL promoter /duly authorized by the promoter of and partner of Roland Developers LLP the propose project WESTERN SPARSH, vide its/his/her/their authorization dated 25/04/2022.

I, Mr. VIJAYKUMAR KARSHANBHAI PATEL promoter/duly authorized by the promoter of WESTERN SPARSH 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 the Project is proposed WESTERN SPARSH;

OR

_____ have/has a legal title to the land on which the development of _____ (Name of the proposed project) 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 State Bank of India of Rs. 18,00,00,000 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 31/12/2026.
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.

1. 25.12.2022

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, Roland Developers LLP

V. K. Ponde
Partner (Deponent)

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 4-11 day of 2022



SIGN BEFORE ME

B. D. Patel
B. D. PATEL
NOTARY-GOVT. OF GUJ.

4 NOV 2022

V. K. Ponde

Deponent





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

ઝોન/સેક્ટર / Enrolment No.: 1207/04168/02928

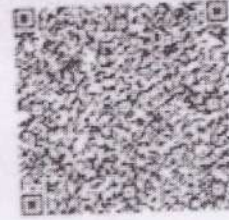
To
વિજયભાઈ પટેલ
Vijaybhai Patel
S/O Karshanbhai Patel
3, Devchhaya Society Sola Road
Opp. Sattadhar Society Ghatlodia Ahmadabad
City
Ghatlodia Ahmadabad
Gujarat 380061
9825814200

30/01/2012

11356691



UG11356691434



તમારો આધાર નંબર / Your Aadhaar No. :

7590 8899 8538

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
GOVERNMENT OF INDIA



વિજયભાઈ પટેલ
Vijaybhai Patel
જન્મનું વર્ષ / Year of Birth : 1966
પુરુષ / Male



7590 8899 8538

આધાર - સામાન્ય માણસનો અધિકાર

V. 12. 12. 12