



IN-GJ52828021574406V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

SERIAL No. 39900/2023

RITA D. GANDHI
NOTARY
GOVT. OF INDIA

4 OCT 2023

Certificate No. : IN-GJ52828021574406V

Certificate Issued Date : 03-Oct-2023 04:07 PM

Account Reference : IMPACC (FI)/ gjelimp10/ POLYTECHNIC/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJELIMP1029965693080565V

Purchased by : MAYANK RATILAL PATEL

Description of Document : Article 14 Bond

Description : AFFIDAVIT CUM DECLARATION (PARTNER OF ANJNEY FINEBUILD)

Consideration Price (Rs.) : 0
(Zero)

First Party : MAYANK RATILAL PATEL

Second Party : Not Applicable

Stamp Duty Paid By : MAYANK RATILAL PATEL

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

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IE 0013807886

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 PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. MAYANK RATILAL PATEL (Partner of ANJNEY FINEBUILD)**
promoter/duly authorized by the promoter of **MARUTI 360 (Name of Project)**, vide their
authorization dated **10/04/2023**;

I Mayank Ratilal Patel, promoter/duly authorized by the promoter of MARUTI 360 do hereby
solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which development of **MARUTI 360 (Name of Project)**
is proposed;

OR

ANJNEY FINEBUILD has a legal title to the land on which the development of **MARUTI 360**
(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

That said land is subject to encumbrance of Rs.125,00,00,000 (Rupees One Hundred
Twenty Five Crore) with Bajaj Housing Finance Limited including details of any rights, title,
interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31/12/2028.
4. That seventy per cent of the amounts realised by me/promoter 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. That 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. That 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. That I/promoter 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. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Mayank Ratilal Patel
Deponent & Authorized Signatory

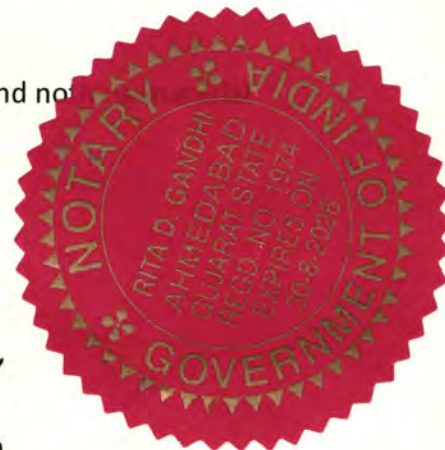
Verification

The contents of my above Affidavit cum Declaration are true and correct and no has been concealed by me therefrom.

Verify by me at Ahmedabad on this 04th day of October, 2023.



Deponent



BEFORE ME
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
- 4 OCT 2023