

ILABEN R. PATEL

(Advocate & Notary)
Sanad No.G/682/1989

C/o. Sitaram Computer, Celler, Matruchhaya Complex
Nr. Rabari Colony, Vastral Road, Amraiwadi,
Post. Odhav, Ahmedabad.
Mo.No. 9925773601

Dtd.18-08-2021

No Encumbrance Certificate

Property Detail : Non Agricultural land admeasuring 2762 Sq.mtrs. land of Final Plot No.43/2 of Town Planning Scheme No.75 (Muthiya-Hanspura) of admeasuring He.Are. Sq.Mtrs.0-46-03 land of Block No.15/B, Situated at Mouje : HANSPURA, Taluka : Asarva in the registration District of Ahmedabad

Owner/Promoter Detail : SHREEJI INFRA, A Partnership Firm

Project Name : SHREE RADHE REPOSE

I hereby certify that SHREEJI INFRA, A Partnership Firm is the owner of the above land and This is to notify that I have found encumbrance on the above land details for the encumbrance is as under.

Bank Name : Aditya Birla Housing Finance Ltd.

Loan Amount : 6,00,00,000/-

Document Reg.No. : 16514

Date : 17/08/2021



[Handwritten Signature]



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ27183922912005T

Certificate Issued Date : 25-Sep-2021 03:24 PM

Account Reference : IMPACC (SV)/ gj13207404/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1320740489097168820302T

Purchased by : Amitkumar Pragjibhai Talaviya

Description of Document : Article 14 Bond

Description : Declaration

Consideration Price (Rs.) : 0
(Zero)

First Party : Amitkumar Pragjibhai Talaviya

Second Party : Not Applicable

Stamp Duty Paid By : Amitkumar Pragjibhai Talaviya

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



ICC 0015287317

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.



S.R. No. 3930 2021

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

25 SEP 2021

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. SHREEJI INFRA Partner Shri Amitkumar Pragjibhai Talaviya promoter /duly authorized by the promoter of SHREE RADHE REPOSE, vide its/his/her/their authorization dated **20-05-2021**.

I/We, SHREEJI INFRA Partner Shri Amitkumar Pragjibhai Talaviya promoter/duly authorized by the promoter of SHREE RADHE REPOSE 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 REPOSE is proposed;
2. The promoter has obtained Loan from ADITYA BIRLA HOUSING FINANCE LIMITED for Rs. 6,00,00,000/- (Rupees Six Crore only). Sanctioned date is 06-08-2021.
3. The time period within which the project shall be completed by me/us is **31-03-2025**.
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.



[Signature]

Deponent
(Shri Amitkumar Pragjibhai Talaviya)

Verification

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

25 SEP 2021

Verify by me at AHMEDABAD on this _____ day of _____, 2021

[Signature]

Deponent
(Shri Amitkumar Pragjibhai Talaviya)



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EXECUTANT/PARTIES
SIGNED BEFORE ME

[Signature]

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

25 SEP 2021

