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

J. Moll



INDIA NON JUDICIAL Government of Gujarat Certificate of Stamp Duty

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-GJ27183922912005T

25-Sep-2021 03:24 PM

IMPACC (SV)/ gj13207404/ GULBAI TEKRA/ GJ-AH SUBIN-GJGJ1320740489097168820302T

Amitkumar Pragjibhai Talaviya

Article 14 Bond

Declaration

(Zero)

Amitkumar Pragjibhai Talaviya

Not Applicable

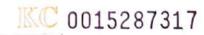
Amitkumar Pragjibhai Talaviya

300

(Three Hundred only)







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

The onus of checking the legitimacy is on the users of the certificate

In case of any discrepancy please inform the Competent Authority



S.R. No. 3930 2021

J. M. Laben R. PATEL

NOTARY

GOVT. OF GUJARAT

(INDIA)

2 5 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. <u>SHREEJI INFRA Partner Shri Amitkumar Pragjibhai Talaviya</u> promoter /duly authorized by the promoter of **SHREE RADHE REPOSE**, vide its/his/her/their authorization dated **20-05-2021**.

I/We, <u>SHREEJI INFRA Partner Shri Amitkumar Pragjibhai Talaviya</u> promoter/duly authorized by the promoter of **SHREE RADHE REPOSE** do hereby solemnly declare, undertake and state as under that;

- I/we have a legal title to the land on which the development of SHREE RADHE REPOSE is proposed;
- 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.
- 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.
- 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.
- 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.

Page-1

- 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.
- I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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.

Verify by me at AHMEDABAD on this ______day of ________, 2021

Acum (C)

Deponent (Shri Amitkumar Pragjibhai Talaviya)



Page-2

EXECUTANT/PARTIES

ILABEN R. PATEL

GOVT. OF GUJARAT

2 5 SEP 2021