



IN-GJ49668495735989V



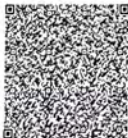
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

SERIAL NO. : 1278 /2023

Piyush V. Panchal
PIYUSH V. PANCHAL
NOTARY
GOVT. OF INDIA

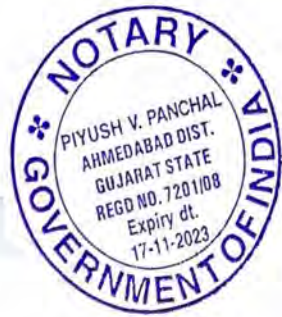
Certificate No. : IN-GJ49668495735989V
Certificate Issued Date : 27-Sep-2023 03:30 PM
Account Reference : IMPACC (AC)/ gj13162311/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1316231123567414693992V 27 SEP 2023
Purchased by : KRUNAL PATEL Authorized Partner LUV KUSH BUILDCON
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KRUNAL PATEL Authorized Partner LUV KUSH BUILDCON
Second Party : Not Applicable
Stamp Duty Paid By : KRUNAL PATEL Authorized Partner LUV KUSH BUILDCON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IE 0014950498

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please return the Competent Authority.

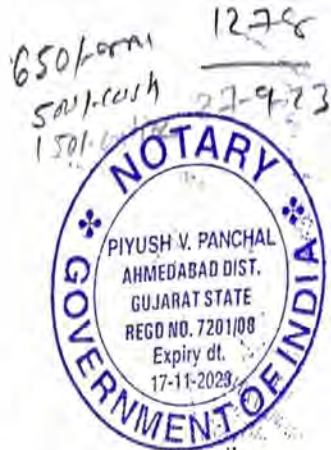


NOTICE

- 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)1]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Krunal Dipakbhai Patel promoter of the proposed project and duly authorized Signatory and partner of Luv Kush Buildcon the proposed project, The Skyler (The Skyler, Nr The August, Science Park, Bhadaj Circle, Bhadaj, Ahmedabad – 380060), vide his authorization dated 1st May, 2023.

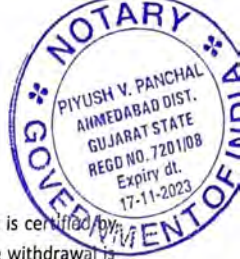
18 Mtr TP Road to the North F.P.No. 69/2 to the South F.P.No. 62/3 to the East 18 Mtr TP Road to the West of Survey no.388/P /Final Plot no. 63 of Division T.P.S.No. 301 (Bhadaj-Hebatpur-Shilaj), village Bhadaj, taluka Ghatlodiya, District Ahmedabad, PIN 380060 admeasuring 1825 sq.mts. area being developed by Luv Kush Buildcon.

I, Krunal Dipakbhai Patel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed The Skyler.
2. That firm has taken loan/limit of Rs.12,90,00,000/- (Rupees Twelve Crore and Ninty Lacs Only) from Hero Fincorp Ltd and mortgage was executed in favour of the said bank, which was duly registered with the Sub-Registrar, Ahmedabad-8(Sola) on 23/08/2023 under Serial No. 21790.
3. That the time period within which the project shall be completed by me/promoter is 31st Dec, 2027.
4. That seventy per cent of the amounts realized 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.

LUV KUSH BUILDCON

B Patel
PARTNER



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 utilized 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.

LUV KUSH BUILDCON
Beth
PARTNER

Deponent



Mr. Krunal Dipakbhai Patel

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Ahmedabad on this 27 September day of 2023

Deponent

LUV KUSH BUILDCON

Beth
PARTNER



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
PIYUSH V. PANCHAL
NOTARY

GOVT. OF INDIA 27 SEP 2023