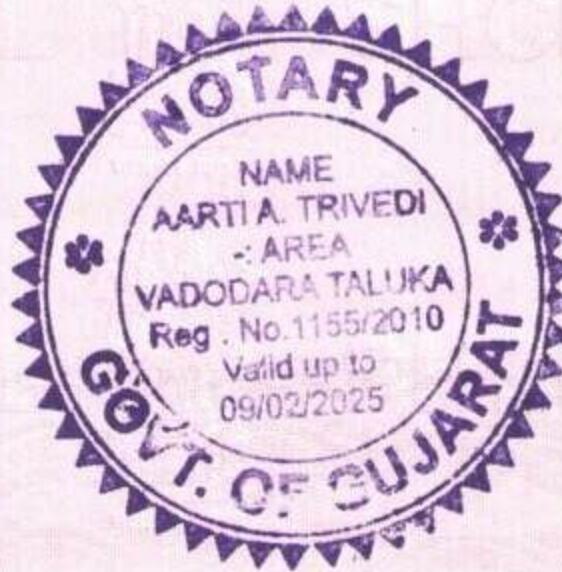




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ46847166503953U
Certificate Issued Date : 17-Oct-2022 02:42 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630422717585232197U
Purchased by : SHIROLAWALA BIREN VINODBHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : FORM B - AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIROLAWALA BIREN VINODBHAI
Second Party : Not Applicable
Stamp Duty Paid By : SHIROLAWALA BIREN VINODBHAI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0013577651

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

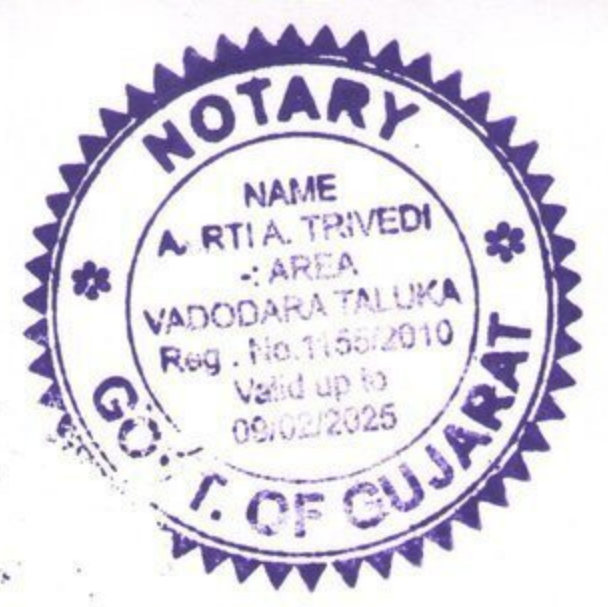


Sr. No. : 8819
Date: 17.11.2022

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration



Affidavit cum Declaration of **Mr. Shirolawala Biren Vinodbhai** duly authorized by the promoter – **Venus Infrabuild** for Project **Venus Pahel A1-03, A1-04 05**, vide C.S.No.1299 & 1309/R.S.No. 434/1,2,3, Block No.F & G, TP- 20 (Atladra), FP-85, Moje Atladra, District Vadodara, with area of Plot: 15194 s.q.mtr. and authorization dated 20/11/2019.

I, **Shirolawala Biren Vinodbhai** duly authorized by the promoter - **Venus Infrabuild** for project **Venus Pahel A1-03, A1-04 05** do hereby solemnly declare, undertake and state as under that;

1. **Venus Infrabuild** has a legal title to the land on which the development by **Venus Infrabuild** for Project **Venus Pahel A1-03, A1-04 05** is proposed;

AND

a legally valid authentication of title of such land along with the real estate project is enclosed herewith.

2. the said land is free from all encumbrances except charge of Aditya Birla Finance Limited, created by mortgage deed registered vide no.9175 and dated 26/07/2022 at S.R.O - Ahmedabad-09 (Odhav) for a sanction loan amount of Rs.20,00,00,000/- (Rupees Twenty Crore Only).
3. the time period within which the project shall be completed by me/us is **30-06-2023**.
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.

For VENUS INFRABUILD

Bhuro
Authorised Signatory
Deponent

Verification

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

NOTARY

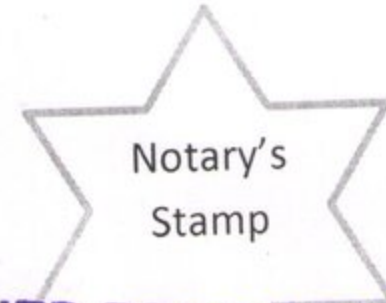
NOTARY

NOTARY

Verify by me at Vadodara on this 17th day of October - 2022

For VENUS INFRABUILD

Bhuro
Authorised Signatory
Deponent



SIGNED BEFORE ME ON OATH

A.A. Trivedi

AARTI A. TRIVEDI NOTARY - VADODARA
My Commission Date Exp on 9 Feb 2025

17.10.2022

