



IN-GJ59355873669626V



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Gujarat**  
**Certificate of Stamp Duty**

SERIAL NO.: VII/317/2023

**S. D. MISHRA**  
**NOTARY**  
**GOVT. OF INDIA**  
**13 OCT 2023**

Certificate No. : IN-GJ59355873669626V

Certificate Issued Date : 13-Oct-2023 04:20 PM

Account Reference : IMPACC (AC)/ gj13087211/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1308721142785925678029V

Purchased by : RADHE DEVELOPERS

Description of Document : Article 4 Affidavit

Description : Not Applicable

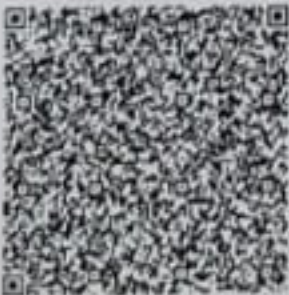
Consideration Price (Rs.) : 0  
(Zero)

First Party : RADHE DEVELOPERS

Second Party : Not Applicable

Stamp Duty Paid By : RADHE DEVELOPERS

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



**IE 0019367589**

**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 duty 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 THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **DHAVAL R. PATEL** promoter /duly authorized by the promoter of **RADHE DEVELOPERS** a partnership firm proposed project **THE FIRST** duly authorized by promoter of **THE FIRST**, vide authorization dated 16/12/2022

I, **DHAVAL R. PATEL** promoter of **RADHE DEVELOPERS**, a partnership firm proposed project **THE FIRST** duly authorized by the promoter of **THE FIRST** 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 **THE FIRST** is proposed;
2. The details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details is given below:-

- The said land S.P. No.2/3, of F.P. No. 51, admeasuring 3940.01 Sq. Mtrs. of T.P. Scheme No.-75 (Hanspura) situated laying and being moje Hanspura, Taluka Asarwa, District Ahmedabad. The said land is mortgaged with **Capri Global Capital Limited** situated at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai- 400013 .
- Scheme name: **THE FIRST**, Nr. Pratishtha Icon, Opp. Hanspur Bus stand, Naroda-Dehgam Road, Ahmedabad-382330. PROMOTED BY **RADHE DEVELOPERS**.

Mortgage deed has also been registered by dastavej no. 17933, Receipt No. 202300600025355 dtd 10/07/2023 for Rs. 15 Crore.

3. the time period within which the project shall be completed by me/us is 31/12/2028
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 Radhe Developers



Partner

Deponent

Verification

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

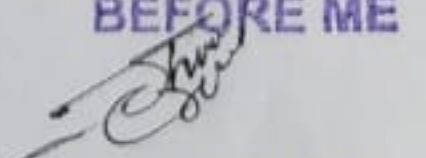
Verify by me at Ahmedabad on this 13<sup>th</sup> day of October 2023



Deponent



SOLEMNLY AFFIRMED  
BEFORE ME



S. D. MISHRA  
NOTARY  
GOVT. OF INDIA

13 OCT 2023

