

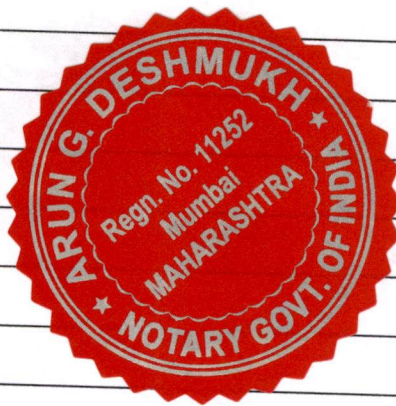


CHALLAN
MTR Form Number-6

1364



GRN	MH009885389202324E	BARCODE			Date	21/10/2023-18:27:36	Form ID	
Department	Inspector General Of Registration			Payer Details				
Judicial Stamps				TAX ID / TAN (If Any)				
Type of Payment	SOS Mumbai Only			PAN No.(If Applicable)				
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3			Full Name	Accord Estates Pvt Ltd			
Location	MUMBAI			Flat/Block No.				
Year	2023-2024 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street				
0030037501	Fines and Penalties		100.00	Area/Locality	Mumbai City			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	2	5		
				Proof Of The Allotment Made By The Company				
				Amount In	One Hundred Rupees Only			
Total			100.00	Words				
Payment Details	INDIAN BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02608672023102148701	5182152584	
Cheque/DD No.				Bank Date	RBI Date	21/10/2023-18:28:46	Not Verified with RBI	
Name of Bank				Bank-Branch	INDIAN BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



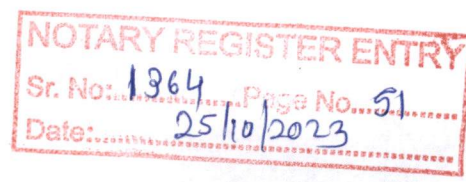
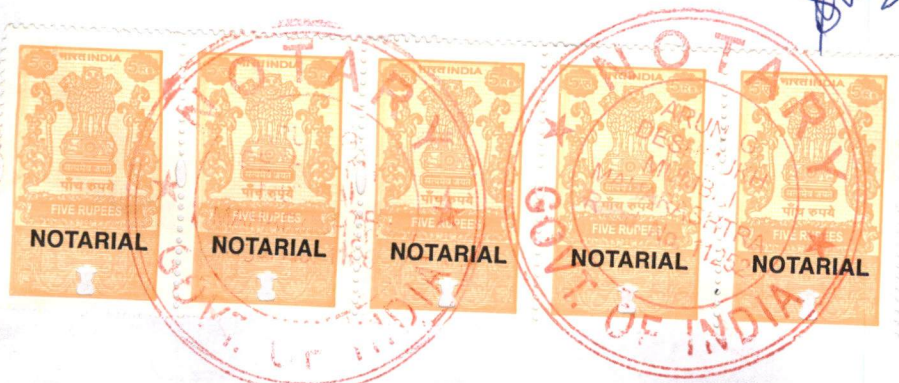
Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9821509639

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Arjun G. Deshmukh



AFFIDAVIT

I, Rajan Meenathakonil Thomas authorized representative of Accord Estates Private Limited having its registered office at 301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi Mumbai-400025, Maharashtra, India solemnly affirm and state as under on behalf of Accord Estates Private Limited:

1. That Accord Estates Private Limited is currently one of the shareholder of Suraj Estate Developers Limited (the "Company").
2. I understand that the Company is proposing an initial public offering of its equity shares of Rs.5 each ("Issue") at a price to be determined by a book building process under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations") and has filed a draft red herring prospectus dated July 24, 2023 with the Securities and Exchange Board of India and Stock Exchanges (the "Draft Red Herring Prospectus").
3. I say that the SEBI ICDR Regulations require disclosure of certain details pertaining to the allotment of Equity Shares of the Company in the Draft Red Herring Prospectus, red herring prospectus and the prospectus of the Company (together, the "Offer Document") and understand that certain corporate records and other documents including RoC Form 2 are not traceable in relation to the allotment of Equity shares of the Company,
4. I confirm that Accord Estates Private Limited has paid the application amount to the Company from its internal accrual through banking channel for the following allotment made by the Company to Accord Estates Private Limited and such allotment has been made in compliance with the Companies Act, 1956 and applicable laws:

Date of allotment	No. of Equity Shares allotted	Face value (₹)	Form of consideration	Amount paid for the allotment (₹)
December 4, 1997	3,00,000	10	Cash	30,00,000

Based on the request of the Company in relation to the payment of the application money and proof of above allotment made by the Company to Accord Estates Private Limited in absence of the corporate records, this Affidavit cum Declaration has been executed by me confirming to the Book Running Lead Managers to the Issue and such other authorities, bodies, regulators as may be required and to enable them to make necessary disclosures in the Offer Document and such other documents as may be necessary for filing of the Offer Document in relation to the Issue.

Solemnly affirmed at Mumbai

On this 25th day of October, 2023

For Accord Estates Private Limited

(Rajan Meenathakonil Thomas)

Authorized Representative

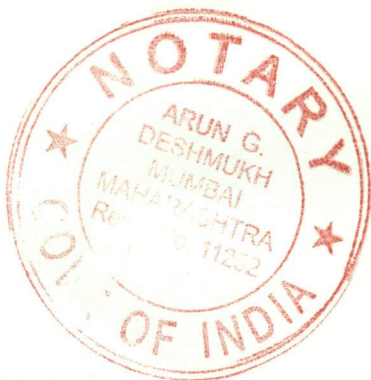
Identified by me,

Deponent

Advocate

Before me

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BEFORE ME
ARUN G. DESHMUKH
REGD. No. 11252 B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Office : Shop No. 1, Vinayak Darshan, Apartment,
Ganesh Peth Lane, Dadar (W), Mumbai-400 028.

NOTARY REGISTER ENTRY
Sr. No.: 1364 Page No.: 51
Date: 25/10/2023