

SERIAL NO. 2027/2020

R. I. PANCHAL
NOTARY
GOVT. OF INDIA

THE KALUPUR COMMERCIAL
CO-OP BANK LTD.
ST. XAVIERS ROAD BR.
AHMEDABAD-380009
GUJ/SO/ADT/TH/AVI/165/2006

(See rule 3 (4))



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STAMP DUTY GUJARAT

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Milap Rameshbhai Patel duly authorized by the promoter - Mahidhar Construction Private Limited for Project Shreedhar Century, vide R.S. No., Block No.134, TP-05 (Kudasan-Randesan-Dholakuva-Indroda), FP-42, Moje Randesan, District Gandhinagar, with area of Plot: 5332 s.q.mtr. and authorization dated 08/05/2019.

I, Milap Rameshbhai Patel duly authorized by the promoter - Mahidhar Construction Private Limited for Project Shreedhar Century do hereby solemnly declare, undertake and state as under that;

1. Milap Rameshbhai Patel has a legal title to the land on which the development by Mahidhar Construction Private Limited for project Shreedhar Century is proposed;

AND

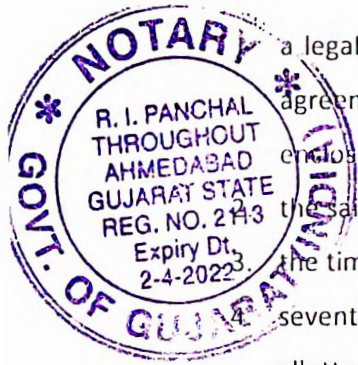
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

the said land is free from all encumbrances.

the time period within which the project shall be completed by me/us is 13/11/2021.

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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Mahidhar Construction Pvt. Ltd.
[Signature]
Director
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 1st day of Dec 2020

Mahidhar Construction Pvt. Ltd.
[Signature]
Director
Deponent



**SOLEMNLY AFFIRMED
BEFORE ME**

[Signature]
**R. I. PANCHAL
NOTARY
GOVT. OF GUJARAT**

12/12/2020

R. I. PANCHAL
NOTARY
GOVT. OF INDIA

ST. XAVIER'S ROAD BR
AHMEDABAD 380005



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STAMP DUTY GUJARAT

Affidavit cum Declaration of Mr. Milap Rameshbhai Patel duly authorised by the promoter Mahidhar Construction Private Limited for project Shreedhar Century, vide R.S. No., Block No.134, TP-05 (Kudasan- Randesan- Dholakuva- Indroda), FP-42, Moje Randesan, District Gandhinagar, with area of Plot: 5332 s.q.mtr. and authorization dated 08/05/2019.

I, Milap Rameshbhai Patel duly authorised by the promoter - Mahidhar Construction Private Limited for project "Shreedhar Century" do hereby solemnly declare, undertake and state as under:

1. We have entered into an agreement with Milap Rameshbhai Patel by way of registered Development agreement, Registered on date 06/06/2019 at sub Registrar office numbered 13480 to develop the land bearing TPS 05, FP No 42 of Moje Randesan, District Gandhinagar (said land);
 2. That Milap Rameshbhai Patel has a legal title to the land on which the development of the proposed project is to be carried out.
- AND
- a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances .
3. That we will abide by all the conditions of the Development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.
 4. That, we will be liable for fulfilment of our obligations under the Act towards the allottees of the units/apartments.

Mahidhar Construction Pvt. Ltd.
Director
Deponent

Verification

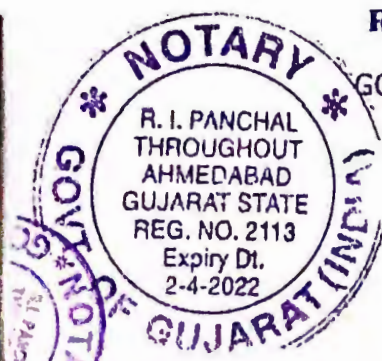
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Abad on this 12th day of Dec 2020

SOLEMNLY AFFIRMED
BEFORE ME

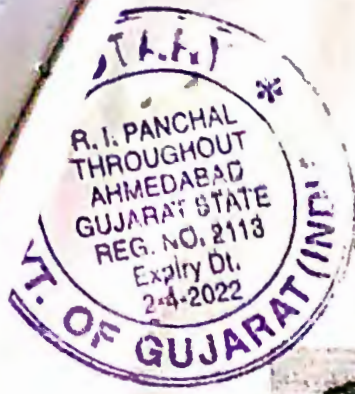
Abad

Mahidhar Construction Pvt. Ltd.
Director
Deponent



R. I. PANCHAL
NOTARY
GOVT. OF GUJARAT





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Government of India



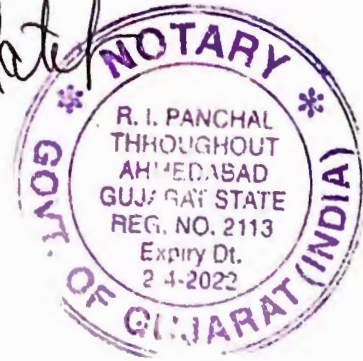
પટેલ મિલાપ
Patel Milap
જન્મ તારીખ/ DOB: 02/01/1977
પુરુષ / MALE



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મારો આધાર, મારી ઓળખ

Milap



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
S/O: રમેશભાઈ, 2, કમલ નયન
બંગ્લોઝ, સાઉથ બોપલ, બોપલ,
અમદાવાદ,
ગુજરાત - 380058

Address:
S/O: Rameshbhai, 2, kamal
nayan bungalows, south bopal,
Bopal, Ahmedabad,
Gujarat - 380058

6748 0548 0540

www

Milap

SERIAL NO. 2009/2020

R. I. PANCHAL
NOTARY
GOVT. OF INDIA

THE KALUPUR COMMERCIAL
CO-OP BANK LTD.
ST. XAVIER'S ROAD BR.
AHMEDABAD 380009
GUJ/ST/SA/DP/VA/V/105/2006



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STAMP DUTY GUJARAT

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. Mr. Milap Rameshbhai Patel duly authorised by the promoter - Mahidhar Construction Private Limited for project Shreedhar Century, vide R.S. No., Block No.134, TP-05 (Kudasan-Randesan- Dholakuva- Indroda), FP-42, Moje Randesan, District Gandhinagar, with area of Plot: 5332 s.q.mtr. and authorization dated 08/05/2019,

AND

2. Mr. Milap Rameshbhai Patel, owner of the project land, vide its/his/their authorization dated 08/05/2019

We,

1. Milap Rameshbhai Patel duly authorised by the promoter Mahidhar Construction Private Limited which is the promoter the proposed project, AND
2. Milap Rameshbhai Patel, owner of the project land, do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement Registered on date 06/06/2019 at sub Registrar office numbered 13480 to develop the land bearing R.S. No., Block No.134, TP-05 (Kudasan- Randesan- Dholakuva- Indroda) , FP-42, Moje Randesan, District Gandhinagar (said land);
- B. That Milap Rameshbhai Patel has a legal title to the land on which the development of the proposed project is to be carried out.

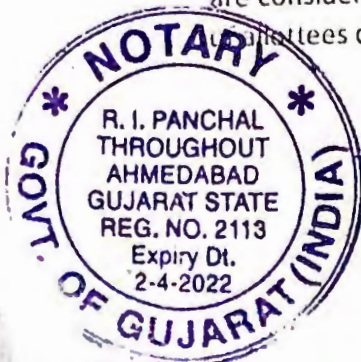
AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

- C. That, we will abide by all the conditions of the Development agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

- D. That, we undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

- E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive with reference to the interest of allottees of project.



Deponent 1)

Mahidhar Construction Pvt. Ltd.

Director
Mahidhar Construction Pvt. Ltd.

2)

Director



Verification

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

Verify by us at Ahmedabad on this 12th day of Dec. 2022, Mahidhar Construction Pvt. Ltd.

Deponent

1) [Signature] Director
Mahidhar Construction Pvt. Ltd.
2) [Signature] Director



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]

R. I. PANCHAL
NOTARY
GOVT. OF GUJARAT

12/12/22