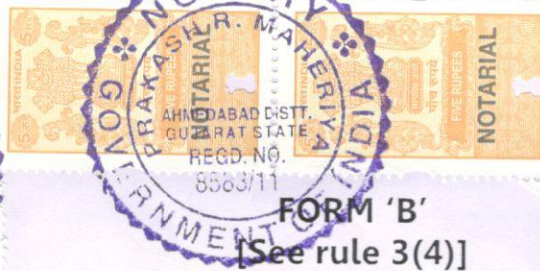




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BARCELONA CAMPUS
AHMEDABAD - 382415
GUJ / SOSTADNA / AV / 384 / 2016

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SERIAL NO.121...../2021
P. R. Maheriya
PRAKASH R. MAHERIYA
NOTARY
GOVT. OF INDIA
- 2 JUL 2021

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. ANKISH VINODKUMAR SHAH**, promoter / duly authorized by the promoter of **LOTUS HEIGHTS** (Name of Proposed Project) at Final Plot no 4/2, Survey No. 766, TP No. 89 (Vatva), Opp. Zarna Party Plot, Ghodasar Vatva Canal Road, Isanpur, Mouje: Village- Vatva, Taluka: Vatva, District Ahmedabad, Sub District: Ahmedabad-11 (Aslali) PIN: 382443 by **SHANTI INFRA** vide its/his/their authorization dated 29.06.2021.

I, **ANKISH VINODKUMAR SHAH** promoter / duly authorized by the promoter of **LOTUS HEIGHTS** name of the proposed project do hereby solemnly declare, undertake and state as under that:

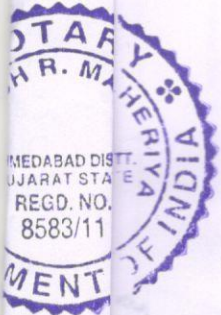
1. I / we have a legal title to the land on which the development of **LOTUS HEIGHTS** (name of the proposed project) at at Final Plot no 4/2, Survey No. 766, TP No. 89 (Vatva), Opp. Zarna Party Plot, Ghodasar Vatva Canal Road, Isanpur, Mouje: Village- Vatva, Taluka: Vatva, District Ahmedabad, Sub District: Ahmedabad-11 (Aslali) PIN: 382443 is to be carried out by **SHANTI INFRA**
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.

2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me is **31/03/2026**.
4. Seventy per cent of the amounts realized 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.

remesh



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 utilized 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.



Deponent

Deponent

Verification

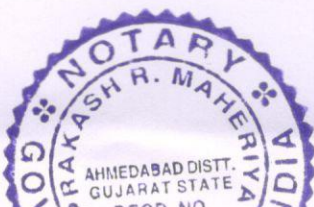
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Ahmedabad on - 2 JUL 2021 this day of July, 2021.



Deponent

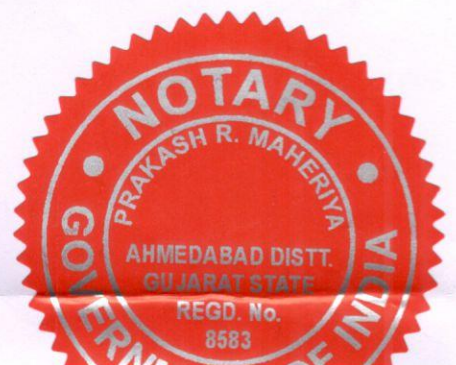
Deponent



SOLEMNLY AFFIRMED
BEFORE ME

P. R. Maheriya

PRAKASH R. MAHERIYA
NOTARY
GOVT. OF INDIA





भारत सरकार
Government of India

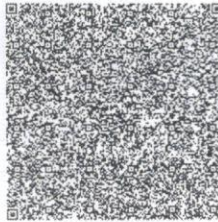
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 1067/04171/14367

Download Date: 09/07/2020

To
Ankish Vinodkumar Shah
S/O: Vinodkumar Shah
B-804
savvy solaris
Motera
opp. auda garden next to balaji residency
Ahmedabad City
Sabarmati
Ahmedabad Gujarat - 380005
9724444499

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
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आपका आधार क्रमांक / Your Aadhaar No. :

5314 0094 8363
VID : 9103 2751 8680 1458

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 09/07/2020



Ankish Vinodkumar Shah
Date of Birth/DOB: 01/06/1985
Male/ MALE

Issue Date: 04/11/2015

5314 0094 8363
VID : 9103 2751 8680 1458

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट करें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

S/O: Vinodkumar Shah, B-804, savvy solaris, opp. auda garden next to balaji residency, Motera, Ahmedabad City, Ahmedabad, Gujarat - 380005



5314 0094 8363
VID : 9103 2751 8680 1458

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Asreeb

AUTHORITY LETTER

We, (i) Rishika Robinkumar Shah (ii) Dharmesh Radheshyam Sharma (iii) Nancy Ankish Shah (iv) Viral Gopalbhai Upadhyay (v) Paresh Ishvarlal Patel and (vi) Mayank Harjivanbhai Rupala all partners of M/s. Shanti Infra, a Partnership Firm hereby authorized and appoint jointly and severally in respect of sale of flats of scheme known as "LOTUS HEIGHTS" to Ankish Vinodkumar Shah, adult by Age, by Religion Hindu, Occupation Business, residing at B/804, Savvy Solaris, B/h. D-Mart, Motera, Sabarmati, Ahmedabad - 380005 for execution of Agreement to sell, Deeds of Conveyance and other relevant papers and to admit the said documents before the sub-registrar concerned and to make sign, declare and affirm all legal applications, affidavits and other necessary papers and writings in our names and to appear and represent on behalf of us before Government and Semi Government Authority for fulfillment of this transaction in respect of sale of flats of "LOTUS HEIGHTS" situated on the Non-Agricultural land bearing Block/Survey No. 766 and Final Plot No. 4/2 admeasuring 3217 sq. mtrs. of T. P. Scheme No. 89 (Vatva-I) of Mouje Vatva of Taluka Vatva in the District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali).

DATE : 18.1.2021

PLACE : AHMEDABAD

We hereby authorized :**(i) Rishika Robinkumar Shah****For, SHANTI INFRA**
Authorised Signatory**SHANTI INFRA** Lotus Heights, Opp. Zarna Party Plot, Ghodasar-Vatva Canal Road, Isanpur, Ahmedabad-382443 +91 92657 65215