



**EMPIRE
REALTY**



9913008553

empirerealtyvadodara@gmail.com

Racecourse , vadodara

24/05/2023

**To,
Gujarat Real Estate Regulatory Authority
4th Floor, SahyogSankul,
Sector-11, Gandhinagar – 382010**

Dear Sir,

We authorise **SHAILYA P. SETH** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

1. MITUL S. PANCHAL

: 

Authority Accepted by:

SHAILYA P. SETH

: 



IN-GJ54849000522940V



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Regd. No.: 215
Date: 28/05/2023

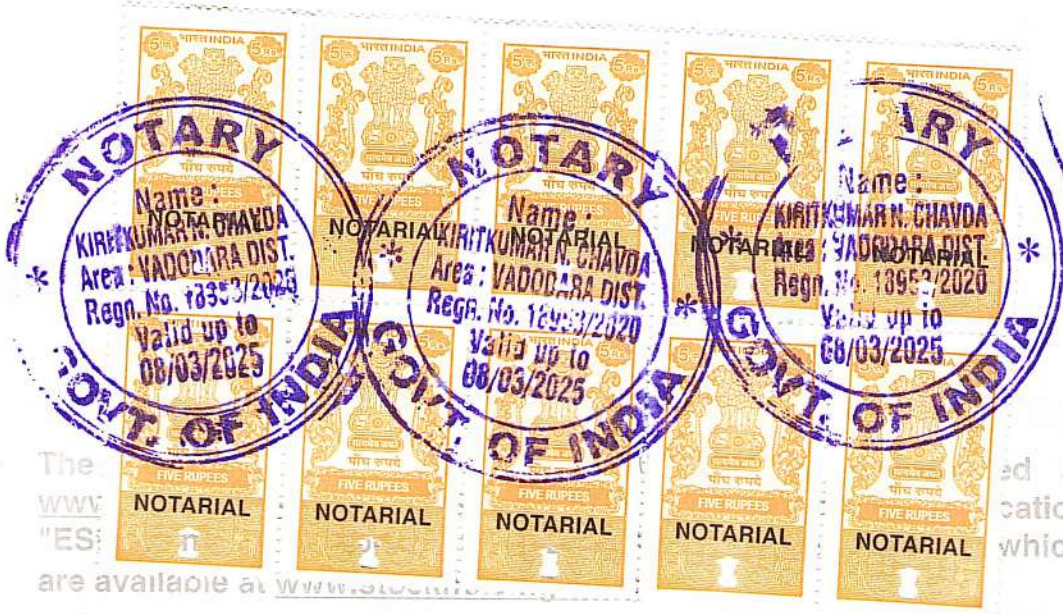
Certificate No. : IN-GJ54849000522940V
Certificate Issued Date : 29-Apr-2023 08:51 PM
Account Reference : IMPACC (SV)/ gj13327004/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1332700435956582420057V
Purchased by : SHAILYABHAI
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : EMPIRE REALTY
Second Party : Not Applicable
Stamp Duty Paid By : EMPIRE REALTY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0036467114

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shicilstamp.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.
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- The www.shcilestamp.com are available at www.shcilestamp.com
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch / Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



FORM 'B'

(See rule 3 (4))

Regd. No. : 215
Date : 26/05/2023

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Shailya P. Seth** promoter /duly authorized by the promoter of project **"EMPIRE ONE"** to be set up at: **City Survey No.: 511/2 and 512/5, R.S. No.: 20, Adarsh Hospital, Racecourse Road, Jetalpur, Taluka and District: Vadodara -390007 and State - Gujarat** Vide its/his/her/their authorization dated **24/05/2023**.

I, **Mr. Shailya P. Seth** promoter/duly authorized by the promoter of **"EMPIRE REALTY"** 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 **"EMPIRE ONE"** is proposed;

OR

"EMPIRE REALTY" have/**has** a legal title to the land on which the development of **"EMPIRE ONE"** 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 promoter for development of the real estate project is enclosed herewith.

2. The said land is free from all encumbrances.

OR

Details of encumbrance's NA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is **31/12/2025**.
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.

Deponent

Mr. SHAILYA P. SETH

S.P. Seth

(Authorized Partner of "EMPIRE REALTY")

VERIFICATION

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

Verify by me at **VADODARA** on this 26 day of May 2023



NOTARY-K.N.CHAVDA
[Signature]

Deponent

S.P. Seth

Mr. SHAILYA P. SETH

(Authorized Partner of "EMPIRE REALTY")



Solemnly Affirmed / Declared
Sworn Before me by *[Signature]*

[Signature]
KIRITKUMAR N. CHAVDA
NOTARY, (Govt. of India)
20/05/2023



IN-GJ69924190927868V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 216

Date: 26/05/2023

Certificate No. : IN-GJ69924190927868V

Certificate Issued Date : 24-May-2023 05:35 PM

Account Reference : IMPACC (SV)/ gj13327004/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1332700465819326108058V

Purchased by : SHAILYABHAI

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : EMPIRE REALTY

Second Party : Not Applicable

Stamp Duty Paid By : EMPIRE REALTY

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



IN-GJ69924190927868V

JD 0036467144

Statutory Alert:

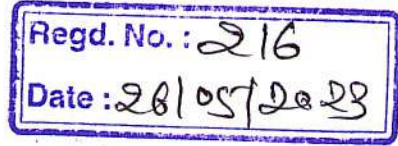
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- The WWW "ES" are
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

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Affidavit cum Declaration

Affidavit cum declaration of MR SHAILYA P. SETH Authorized signatory of EMPIRE REALITY for the project EMPIRE ONE situated at City Survey No.: 511/2 and 512/5, R.S. No.: 20, Adarsh Hospital, Racecourse Road, Jetalpur, Taluka and District: Vadodara -390007

I **SHAILYA P SETH** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR - 2017.

We further undertake that we will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat RERA thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

Deponent

SHAILYA P. SETH

S.P. Seth
(Authorized Partner of EMPIRE REALTY)



Solemnly Affirmed / Declared
Sworn Before me by *S.P. Seth*

[Signature]
KIRITKUMAR N. CHAVDA
NOTARY, (Govt. of India)
28/05/2023