

SERIAL NO. 1387/2021

R. I. PANCHAL
NOTARY
GOVT. OF GUJARAT

25/8/2021
(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Hiren Jayantilal Dharaiya** duly authorized by the promoter – **Angel Infraspace** for Project **Viva Elegance 2**, vide S.No.210, Block No., TP-3 (Shela), FP-132, Moje Shela, District Ahmedabad, with area of Plot: 2125 s.q.mtr. and authorization dated 30/07/2021.

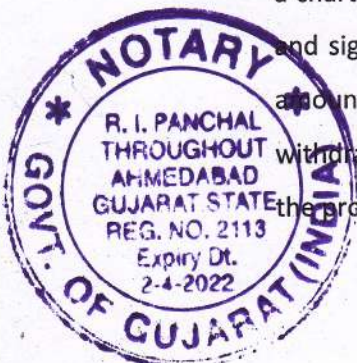
I, **Hiren Jayantilal Dharaiya** duly authorized by the promoter - **Angel Infraspace** for project **Viva Elegance 2** do hereby solemnly declare, undertake and state as under that;

1. **Angel Infraspace** has a legal title to the land on which the development by **Angel Infraspace** for Project **Viva Elegance 2** is proposed;

AND

a legally valid authentication of title of such land along with the real estate project is enclosed herewith.

2. the said land is free from all encumbrances except a charge created by Owner i.e. **Angel Infraspace** on the said Property vide a Mortgage Deed dated 13.7.2021 with Sub Registrar SRO Sanand bearing registration under serial no. 10169, in favour of Capri Global Capital Limited for a credit facility to the tune of INR 13,00,00,000.
3. the time period within which the project shall be completed by me/us is **30/06/2026**.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



FOR, **ANGEL INFRA SPACE**
Partner

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25.8.2021
GUJARAT
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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, ANGEL INFRA SPACE

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 25th day of Aug., 2021

FOR, ANGEL INFRA SPACE

PARTNER
Deponent

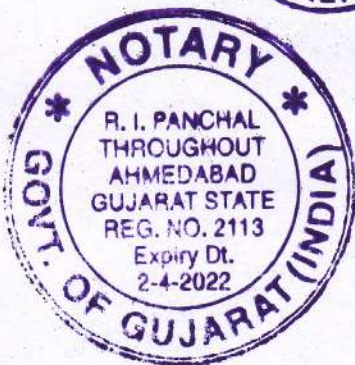
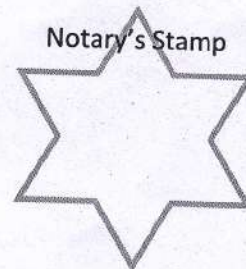


SOLEMNLY AFFIRMED
BEFORE ME

R. I. PANCHAL
NOTARY
GOVT. OF GUJARAT

25/8/2021

Notary's Stamp





ભારત સરકાર
Government of India

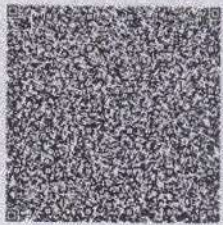
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0124/11430/07888

To
હિરેન જયંતિલાલ ધારૈયા
Hiren Jayantilal Dharaiya
C/O: Jayantilal Dhirajlal Dharaiya
A-802
ISCON PLATINUM
BOPAL
NEAR BOPAL CROSS ROAD
Ahmedabad City
Bopal
Ahmedabad Gujarat - 380058
9824006316

Download Date: 03/09/2020
Issue Date: 26/08/2020

Signature valid



તમારો આધાર નંબર / Your Aadhaar No. :

4388 6999 6768

VID : 9170 9958 3864 3822

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



હિરેન જયંતિલાલ ધારૈયા
Hiren Jayantilal Dharaiya
જન્મ તારીખ/DOB: 09/01/1974
પુરુષ/ MALE

Issue Date: 26/08/2020

4388 6999 6768

VID : 9170 9958 3864 3822

મારો આધાર, મારી ઓળખ



Government of India



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

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.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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- Carry Aadhaar in your smart phone -- use mAadhaar App.

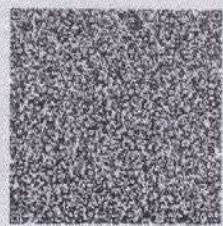


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું :
ના. ક્રા. જયંતિલાલ ધીરજીલાલ ધારૈયા, એ-802,
ઈસ્કોન પ્લેટીનમ, બોપલ ક્રોસ રોડ પાસે, બોપલ,
અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380058

Address:
C/O: Jayantilal Dhirajlal Dharaiya, A-802,
ISCON PLATINUM, NEAR BOPAL CROSS
ROAD, BOPAL, Ahmedabad City,
Ahmedabad,
Gujarat - 380058



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VID : 9170 9958 3864 3822

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True Copy of Resolution passed by all the partners on 30/07/2021.

The partners/directors of **Angel Infraspace** - hereby solemnly affirm and declare that **Hiren Jayantilal Dharaiya** is authorized to act and appear on behalf of the Firm/Company and to produce accounts, documents etc. and to receive any document in relation to The Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on us.

Full Name: Hiren Jayantilal Dharaiya

Signature:

FOR, ANGEL INFRASPACE

Partner/Director

Full Name: Romi Hirenbbhai Dharaiya

Signature:

FOR, ANGEL INFRASPACE

Partner/Director

Full Name: Nitin Kantilal Doshi

Signature:

FOR, ANGEL INFRASPACE

Partner/Director

Acceptance as an authorized signatory

I **Hiren Jayantilal Dharaiya** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



Place: Ahmedabad

Date: 30-07-2021

FOR, ANGEL INFRASPACE

PARTNER

