

1031
NUTAN NAGRIK SAHAKARI
BANK LTD.
MANHAGAR BRANCH
AHMEDABAD - 380005



STAMP DUTY
00000

300/-
SPECIAL ADHESIVE

Rs. 0000300

-2.12.2021

FORM 'B'

365409

GUJARAT

GUJ/SOS/AUTH/AV/254/2001
(See rule 3 (4))

INDIA

Zero*Zero*Zero*Zero*ThreeZero*Zero*

9501 0218990

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. DHRUMIL H NASIT** promoter of **SHELADIA DEVELOPERS**
(Project Name: **EMPIRE EVOK**), vide its/his/her/their authorization dated **January 13, 2021**

I, **DHRUMIL H NASIT** promoter of **SHELADIA DEVELOPERS** (Project Name: **EMPIRE EVOK**) do hereby solemnly declare, undertake and state as under that;

1. we have a legal title to the land on which the development of **EMPIRE EVOK** is proposed;

OR

_____ have/has a legal title to the land on which the development of
_____ (Name 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 promoter for development of the real estate project is
enclosed herewith.

2. The said land is free from all encumbrances, except mortgage of Rs. 30,00,00,000/- (Rupees
Thirty Crore Only) in favour of State Bank of India vide registered mortgage deed under serial
no. 9482 dated August 12, 2021.
3. The time period within which the project shall be completed by me/us is **DECEMBER 31,
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn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.

Sr. No. **E/1031** 2021

PRAKASH K. MODY
NOTARY
GOVT. OF INDIA

- 2 DEC 2021

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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Verification

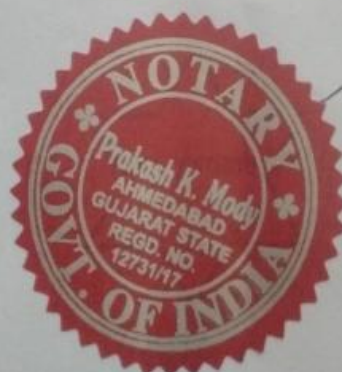
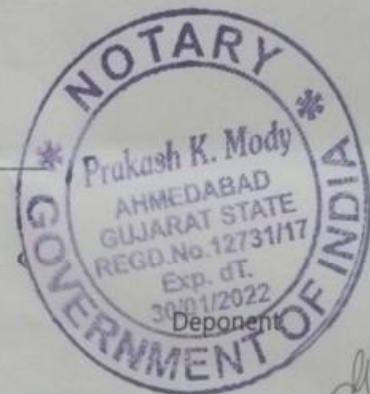
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at AHMEDABAD on this _____ day of _____

SOLEMNLY AFFIRMED
BEFORE ME

PRAKASH K. MODY
NOTARY
GOVT. OF INDIA

- 2 DEC 2021



102/ Sr. No. 102/2021

NOTARY NAGRIK SAKSHI

BANK LTD.

MARINAGAR BRANCH,
AHMEDABAD - 380009

FORM 'B'
INDIA
(See rule 3 (4))

00000

SPECIAL ADHESIVE

Rs. ≈ 0000300 ≈ 13.1.2021

365409

GUJARAT

Zero*Zero*Zero*Zero*ThreeZero*Zero*

0157 9616971

PRAKASH K. MODY

NOTARY

GOVT. OF INDIA

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORIZED BY THE PROMOTER

13 JAN 2021

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. DHRUMIL H NASIT** promoter of **SHELADIA DEVELOPERS**
(Project Name: **EMPIRE EVOK**), vide its/his/her/their authorization dated **January 13, 2021**

I, **DHRUMIL H NASIT** promoter of **SHELADIA DEVELOPERS** (Project Name: **EMPIRE EVOK**)
do hereby solemnly declare, undertake and state as under that;

1. we have a legal title to the land on which the development of **EMPIRE EVOK** is proposed;

OR

_____ have/has a legal title to the land on which the development of
_____ (Name 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 promoter for development of the real estate project is
enclosed herewith.

2. The said land is free from all encumbrances.

OR

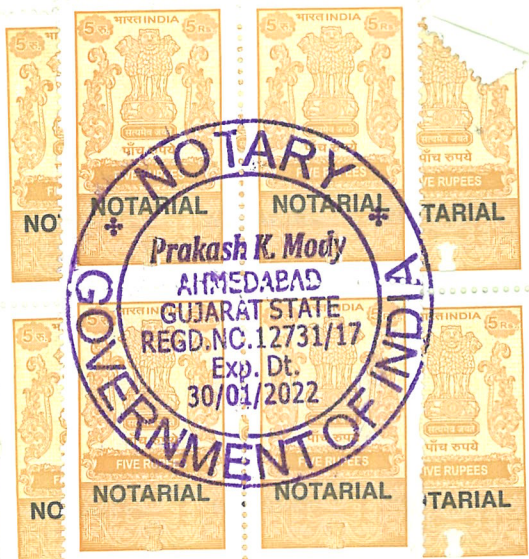
Details of encumbrance's _____ including details of any rights, title,
interest or name of any party in or over such land, along with details.

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



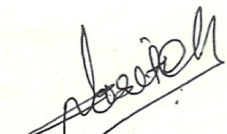
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8. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

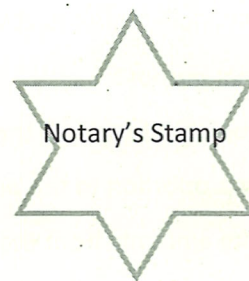

Deponent

Verification

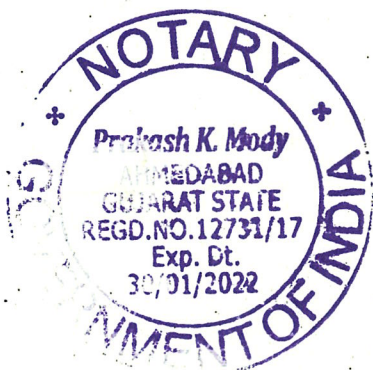
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at AHMEDABAD on this _____ day of _____


Deponent



Notary's Stamp



SOLEMNLY AFFIRMED
BEFORE ME

Prakash K. Mody
NOTARY
GOVT. OF INDIA



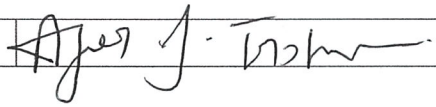
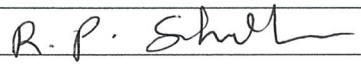
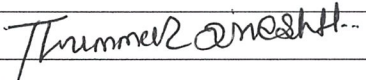
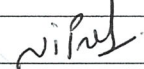
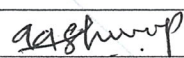
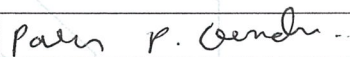
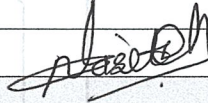
13 JAN 2021

AUTHORITY LETTER

We, the undersigned, partners of **M/s.SHELADIA DEVELOPERS** hereby authorise one of our partners viz. **SHRI DHRUMIL H. NASIT** as our Project Head of our project site named **EMPIRE EVOK** which is situated at **TP Scheme No:55(South Isanpur)** and **FP 105/1**.

He will be the authorized representative for the Gujarat RERA compliance work and do all legal, financial, technical work of the said site.

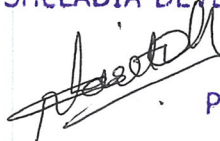
We all partners confirm the above:

Sr. No.	Name of the Partner	Signature
1	RAJEN DILIPKUMAR THAKKAR	
2	RUPESH PRAVINCHANDRA SHAH	
3	DINESH HIMMATBHAI THUMMAR	
4	VIPUL MANUBHAI SHELADIA	
5	ADITYA ARVINDBHAI SHELADIA	
6	PARAG PRAVINCHANDRA GANDHI	
7	DHRUMIL HASMUKHBHAI NASIT	

Place:: AHMEDABAD

Date:: JANUARY 13, 2021

SHELADIA DEVELOPERS



PARTNER