

RG. SERIAL No. C/71
DATE 16/03/2023
BOOK No. C-07
PAGE No. 16

RANJITSINH M. SOLANKI
NOTARY
GOVT. OF INDIA

FORM 'B'
[See rule 3(4)]



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. Bhavin Jivrajbhai Sudani, duly authorized by the promoter of the **SHREEDHAR INFRA** project named **Shreedhar Luxuria** situated at Shreedhar Luxuria, Near Kalhar Bungalows, Madhav Farm Road, Vastral, Ahmedabad - 382418, vide /their authorization dated: 15-09-2022.

I, Bhavin Jivrajbhai Sudani duly authorized by the promoter of the **SHREEDHAR LUXURIA** project do hereby solemnly declare, undertake and state as under:

- 1 that promoter have a legal title to the land on which the development of the project is proposed;
- 2 **that the said land is free from all encumbrances; Except mortgaged in favour of DCB Bank Limited, C. G. Road, Ahmedabad Branch for project loan (Term Loan) of Rs. 24,00,00,000/- (Twenty Four Crore only).**
- 3 that the time period within which the project shall be completed by promoter is till dated 30-09-2026
- 4 that seventy per cent of the amounts realised by promoter 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- 5 That the amount from separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project;
- 6 That the amount from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 That promoter 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 account 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;





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PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

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

For, **SHREEDHAR INFRA**

Bhavin Jivrajbhai Sudani

PARTNER

Place : Ahmedabad
Date : 16-03-2023

Deponent
Signed by Partner
Name **Bhavin Jivrajbhai Sudani**
Promotor **SHREEDHAR INFRA**
Address 19, Nakshatra Bungalows, Behind
Vrundavan Party Plot, Opp. Kens Villa,
M. G. Road, Nikol, Ahmedabad -
382350

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 Ahmedabad on this 16th day of March, 2023.

For, **SHREEDHAR INFRA**

Bhavin Jivrajbhai Sudani

PARTNER



Deponent
Signed by : Partner
Name : **Bhavin Jivrajbhai Sudani**
Promoter : **SHREEDHAR INFRA**
Address : 19, Nakshatra Bungalows, Behind
Vrundavan Party Plot, Opp. Kens Villa,
M. G. Road, Nikol, Ahmedabad -
382350

**SIGNED
BEFORE ME**

RANJITSINH M. SOLANKI
NOTARY
GOVT. OF INDIA

16 MAR 2023



ભારત સરકાર

Government of India



ભાવિન જીવરાજભાઈ સુદાણી

Bhavin Jivarajbhai Sudani

જન્મ તારીખ / DOB 21/04/1984

પુરુષ / Male



3821 4445 9410

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું:

18, નક્ષત્ર બંગ્લોઝ, વૃંદાવન પાર્ટી
પ્લોટ પાછળ, એમ.જી. રોડ, નિકોલ,
અહમદાબાદ શહેર, અમદાવાદ, ટી બી
નગર, ગુજરાત, 382350

Address:

18, nakshtra bungalows, b/h
vrundavan party plot, m.g. road,
nikol, Ahmedabad City,
Ahmedabad, T B Nagar, Gujarat,
382350

3821 4445 9410



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help@uidai.gov.in

WWW

www.uidai.gov.in

[Handwritten signature]

ENCUMBRANCE CERTIFICATE

MOUJE : VASTRAL

City Survey No. : NA96/3/P2

T.P. Scheme No. 117, F. P. No. 65/3

**DINESH B. PATEL
ADVOCATE**

**Office : 404, 4th Floor, C - wing, Revati Plaza, Near Bhakti Circle,
off. Sardar Patel Ring Road, New Nikol, Ahmedabad-380049.**

E-mail : dbpatellawfirm@gmail.com and dbpatel.adv@gmail.com

Mobile No. : +91 98790 57290

To,

SHREEDHAR INFRA

A Partnership Firms,

ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY, SHREEDHAR INFRA, A Partnership Firms having its office at 19, Nakshatra Bunglows, M. G. Road, Nikol, Ahmedabad. (hereinafter called the **"Promoter"**) is owners and possessors of the Freehold Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and more particularly described in the schedule hereunder written hereinafter called the **"PROJECT LAND"**

Further said promoter has commenced with the Residential cum Commercial project namely **"SHREEDHAR LUXURIA"** on the said project land.

Earlier, I had investigated the titles of the abovereferred land and I have issued Title Certificate and Title Report dated 26th September, 2022.

Thereafter at present, as per the request and requirement of owner of the aforesaid subject land Shreedhar Infra, A Partnership Firm, I have caused to be taken searches of available registration record through our search clerk and



believing the same to be true, correct and trustworthy; we hereby issue this Encumbrance Certificate and opine that the said Project Land is free from any encumbrance except Project Loan subject to :

1. Charge of DCB Bank Limited, for Rs. 24,00,00,000/- (Rupees Twenty Four Crore Only) as per Mortgage Deed which was duly registered with the office of Sub Registrar Ahmedabad - 12 (Nikol), vide serial no. 5727 dated 09.03.2023.

SCHEDULE**(Description of the Project Land)**

All That piece or parcel of Freehold Non Agricultural Use Land situate, lying and being at Mouje Vastral, Taluka Vatva, District Ahmedabad bearing City Survey No. NA96/3/P2 of the Sheet No. NA99, which was comprised into Town Planning Scheme No. 117 and allotted Final Plot No. 65/3 land admeasuring 5827 square meters in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

DATED THIS 14TH MARCH OF 2023, AHMEDABAD.



DINESH B. PATEL
ADVOCATE