

Serial.....-1106-12022

Register No.....-2-

Page No.....-115-

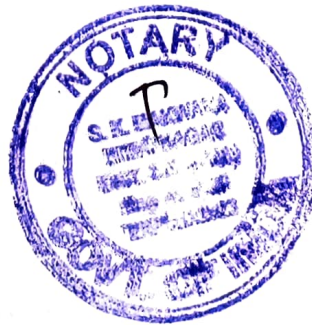


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

11 3 JUL 2022

Certificate No. : IN-GJ96129224839436U
Certificate Issued Date : 13-Jul-2022 04:19 PM
Account Reference : IMPACC (AC)/ gj13167811/ HIMMATNAGAR SRO/ GJ-SB
Unique Doc. Reference : SUBIN-GJGJ1316781122939371811387U
Purchased by : SHELZA BUILDCON
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : RERA APPLICATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHELZA BUILDCON
Second Party : MANAHARLAL DEVKARANDAS PATEL
Stamp Duty Paid By : SHELZA BUILDCON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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Statutory Alert:

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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. MANHARBHAI DEVKARANBHAI PATEL** promoter /duly authorized by the M/S SHELZA BUILDON (Partnership Firm) promoter of **COPPER STONE**, vide its/his/her/their authorization dated 12th July, 2022.

I, MR. MANHARBHAI DEVKARANBHAI PATEL promoter/duly authorized by the M/S SHELZA BUILDON (Partnership Firm) promoter of COPPER STONE do hereby solemnly declare, undertake and state as under that;

1. We, M/S SHELZA BUILDON (Partnership Firm) promoter have a legal title to the land on which the development of COPPER STONE is proposed;

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/us is 30th September, 2024.

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

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 finmat nagar on this 13 JUL 2022 day of

13 JUL 2022




Deponent

13 JUL 2022

**SOLEMNLY AFFIRMED
BEFORE ME**


**S. K. MAKWANA
NOTARY, GOVT. OF INDIA
HIMMATNAGAR, R. NO. 6895 GUJ.**





SHELZA BUILDCON

LETTER OF AUTHORITY

We, (i) **Dhaval Kumar Arvindbhai Nayi** son of **Arvindbhai Keshabh Nayi** residing at Kabodri, Sabarkantha, Kabodara, Gujarat-383305, (ii) **Thakkar Kishorkumar Laxmidas** son of **Laxmidas Harjivandas Thakkar** residing at 19, Vivekanand Society, Laxmipura Kampa, Mahavir Nagar, Himatnagar, Sabarkantha, Gujarat-383001, (iii) **Patel Jignesh Kumar Kacharalal** son of **Kacharalal Punjabhai Patel** residing at Umiyanagar, gadhoda, sabarkantha, Gujarat-383001 and, (iv) **Dixan Jayeshbhai Panchal** son of **Jayeshbhai Saburbhai Panchal** residing at 4, Gayatri Park Society, Mahavir Nagar, Himatnagar, Sabarkantha, Gujarat-383001, (v) **Mr. Manharbhai Devkaranbhai Patel** son of **Devkaranbhai Revabhai Patel** residing at 42, Gurukrupa Society, Mahavir Nagar, Himatnagar, Sabarkantha, Gujarat - 383001 undersigned partners of **M/S SHELZA BUILDCON (Partnership Firm)** having place of business at F.F. Shop No. 5, Gayatri Complex, Gayatri Mandir Road, Mahavir Nagar, Himatnagar, Sabarkantha, 383001, hereby authorised **MR. MANHARBHAI DEVKARANBHAI PATEL, One of the partner of M/S SHELZA BUILDCON (Partnership Firm)** to sign and submit application, documents, deeds, letter, affidavit, plan layout, and other documents with the Gujarat RERA Department and do the all acts as may be required to obtain the RERA Registration in the State of Gujarat.

**FOR AND ON BEHALF OF
SHELZA BUILDCON**

**DHAVAL KUMAR ARVINDBHAI NAYI
PARTNER**

**THAKKAR KISHORKUMAR LAXMIDAS
PARTNER**

**PATEL JIGNESH KUMAR KACHARALAL
PARTNER**

**DIXAN JAYESHBHAI PANCHAL
PARTNER**

**MANHARBHAI DEVKARANBHAI PATEL
PARTNER**

Shop.- 1, Ground Floor, Copper Stone,
Opp Panna Park Society, Mahakali Mandir Road,
Mahavir Nagar, Himatnagar, S.K.- 383001
Mo 7016964843, 9429179568
GSTIN : 24AECFS2334H1ZB



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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

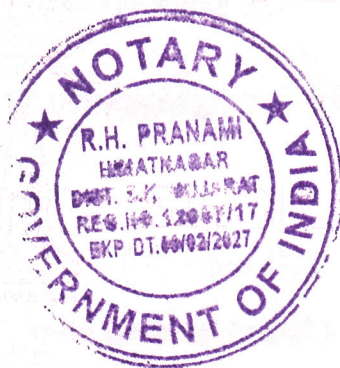
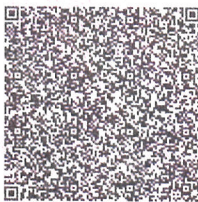
SERIAL NO. 5289

BOOK NO. 2

PAGE NO. 129

DATE 24 JUL 2023

Certificate No. : IN-GJ09927982642784V
Certificate Issued Date : 24-Jul-2023 01:45 PM
Account Reference : IMPACC (AC)/ gj13167811/ HIMMATNAGAR SRO/ GJ-SB
Unique Doc. Reference : SUBIN-GJGJ1316781145424037377822V
Purchased by : MS SHELZA BUILDCON
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : MANHARLAL DEVKARANDAS PATEL PROP SHELZA BUILDCON
Second Party : Not Applicable
Stamp Duty Paid By : MANHARLAL DEVKARANDAS PATEL PROP SHELZA BUILDCON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



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SHCIL



NOTICE



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- 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.

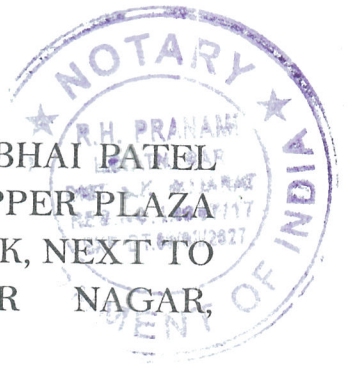
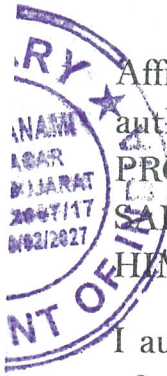


- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ 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.



24 JUL 2023

AFFIDAVIT CUM DECLARATION



Affidavit cum declaration of MR. MANHARBHAI DEVKARANBHAI PATEL authorized signatory of M/S SHELZA BUILDCON for the COPPER PLAZA PROJECT situated at GAYATRI COMPLEXM OPP. PANNA PARK, NEXT TO SALES INN, GAYATRI MANDIR ROAD, MAHAVIR NAGAR, HIMATNAGAR, GUJARAT, INDIA- 383001

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

Our project COPPER PLAZA PROJECT is in the Himatnagar Nagarpalika area. There exists a drainage network in the surrounding project area. We shall connect the drainage network of our project with the existing drainage network of Himatnagar Nagarpalika with the prior permission of Himatnagar Nagarpalika prior to giving possession to allottees.

I/we further undertake that I/We will take building use permission from the planning authority after providing/constructing/executing the 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 maintenance is handed over to the service society of the allottees.

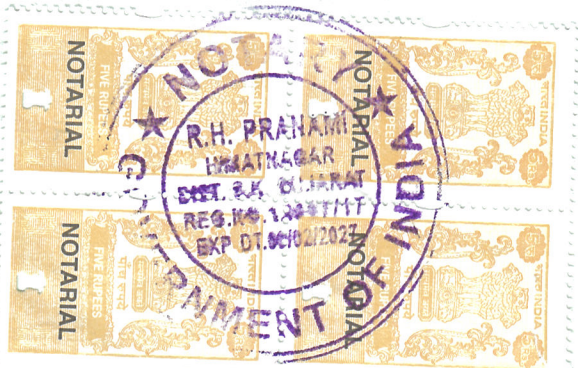
We understand that the entire responsibility for the same will be that promoter / Architect / Engineer / Site Supervisor / Land Owner.

Place : Himatnagar

Date : 24 JUL 2023



Manar
Deponent



24 JUL 2023

SIGNED BEFORE ME

R.H. Pranami
R.H. PRANAMI
Notary, Govt. Of India
Himatnagar (S.K.) Guj.

