

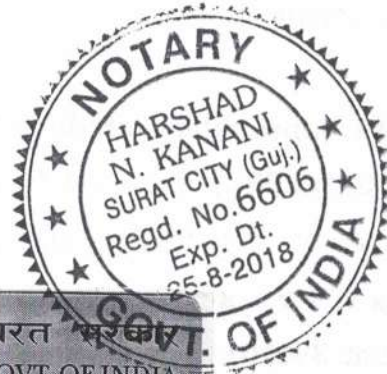


Affidavit cum declaration of **Mr. Alpeshbhai Kanubhai Seladiya, a Partner of M/S. Shiv Shakti Builders**, a promoter of the proposed project/ duly authorized by the promoter of proposed project - "Shiv Shakti Paradise", vide its/his/their authorization dated 03.05.2018.

I, **Mr. Alpeshbhai Kanubhai Seladiya**, a partner of **M/s. Shiv Shakti Builders** [PAN: ADOFS0209G], the promoter of the proposed project / duly authorized by the promoter of the proposed project - "Shiv Shakti Paradise" developing at R.S. No. 187,188 & 189, Block No. 191/B/1, F.P. No. 51/B/1, T.P. No. 24, Mota Varachha in Surat City, Gujarat. 394101 having area of 4,625.00 square meter, do hereby solemnly declare, undertake and state as under:

1. That I/promoter has a legal title to the land at R.S. No. 187,188 & 189, Block No. 191/B/1, F.P. No. 51/B/1, T.P. No. 24, Mota Varachha in Surat City, Gujarat. 394101 having area of 4,625.00 square meter on which the development of the project is proposed.
2. That the land situated at R.S. No. 187,188 & 189, Block No. 191/B/1, F.P. No. 51/B/1, T.P. No. 24, Mota Varachha in Surat City, Gujarat. 394101 having area of 4,625.00 square meter is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is till 18th July, 2028 i.e. approximately within 132 months from the commencement of the project which is 19.07.2017.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

*Alpesh Seladiya*



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



**Mr. Alpeshbhai Kanubhai Seladiya**

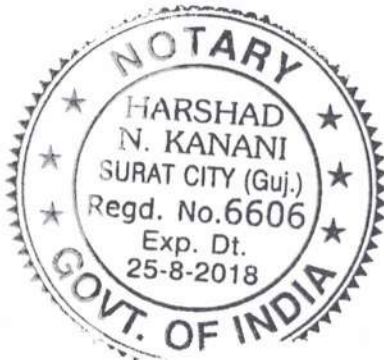
Deponent

**Verification**

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

**Mr. Alpeshbhai Kanubhai Seladiya**

Deponent



**BEFORE ME**

**HARSHAD N. KANANI  
NOTARY  
SURAT CITY (GUJARAT)  
GOVT. OF INDIA**

|                                       |
|---------------------------------------|
| Reg Sr.No. <u>23069</u>               |
| <b>01 AUG 2018</b>                    |
| My Commission Expires<br>on 25-8-2018 |