



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ78501103752878T

Certificate Issued Date : 24-Dec-2021 03:51 PM

Account Reference : IMPACC (AC)/ gj13014311/ GULBAI TEKRA/ GJ-AH

Unique Doc. Reference : SUBIN-GJGJ1301431190724939882546T

Purchased by : R SHELADIA BUILDERS

Description of Document : Article 14 Bond

Description : DECLARATION

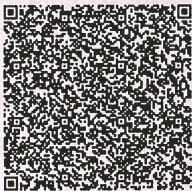
Consideration Price (Rs.) : 0
(Zero)

First Party : R SHELADIA BUILDERS

Second Party : Not Applicable

Stamp Duty Paid By : R SHELADIA BUILDERS

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



FOR, R. SHELADIA BUILDERS

[Signature]

PARTNER

KC 0019453241

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.



NO RESPONSIBILITY IS ACCEPTED
BY M. K. VAGHASIA ADVOCATE &
NOTARY FOR THE CONTENTS OF
THE DOCUMENTS

SERIAL No: 2446/2021

[Signature]
M. K. VAGHASIA
NOTARY
GOVT. OF INDIA
24 DEC 2021

M. K. VAGHASIA
ADVOCATE & NOTARY & E-STAMP VENDOR
8 (G.F.) Chinmay complex,
Opp. Paval Flats, Judges Bungalow Road
Ahmedabad - 380051.
M: 9664665794, 9825243567, 9913306327

**DECLARATION, SUPPORTED BY AN AFFIDAVIT (NOTARISED), WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

I, Akshay Ramnikbhai Sheladia age 33 years, having office at 5TH FLOOR HOTEL PAGEONE SANDESH PRESS ROAD, VASTRAPUR Ahmedabad-380015 duly authorized by Promoter of the Real Estate project PALLADIAN vide his/their authorization dated 01st March 2018 in this regard, do hereby solemnly declare, undertake and state on oath in compliance of Section -17 of the real estate (regulatory and Development) Act, 2016 as under:

1. That, Promoter has registered out/their PALLADIAN Real Estate project under the Real Estate (Regulatory and Development) Act, 2016 with Gujarat Real estate Authority vide Registration No. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02924/140618 dated 14-06-2018.
2. That, the said project is completed and received Building Use permission no. BU/NWZ/150621/0165 dated 01/07/2021 issued by Ahmedabad Municipal Corporation.
3. That, I/Promoter has formed and registered **THE PALLADIAN JODHPUR CO-OP HOUSING SERVICE SOCIETY LTD.** having registration no. REG/AHD/SA(HAA)13541/2021 for the said project. At present Mr. Dixitkumar Pravinchandra Shah is the Chairman of the Society.
4. That, all the development work and Construction of the common areas and facilities of the said project has been completed and is ready for use. The nature, extent and description of the common areas and facilities of said projects are particularly described in Annexure A, annexed hereunder.
5. That, all the common areas and common facilities along with the Administration of undivided proportionate land has been transferred and handed over to the above referred **THE PALLADIAN JODHPUR CO-OP HOUSING SERVICE SOCIETY LTD.** by document dated 08th March 2021 as per Section-17 of the Real Estate (Regulation and Development) Act, 2016 and the Gujarat Real Estate (Regulation and Development) (General) Rules 2017 Rule 9 and para (9) of draft Agreement for sale.
6. That, project Architect Mr. Sarthak Patel whose COA no. is CA/2019/108881 has given Form-4.
7. That, Chartered Accountant, Mr. Harsh S Mehta registration no. 141676 has given final Form-3.
8. That, till date out of the total 66 Units, we have booked 41 number of units and balance 25 number of unit is still pending. The actual Agreement for sale and the sale/conveyance deeds executed with allottees are the same as the version submitted to authority at the time of registration of the project, which are in conformity with the provision of the RERA Act, Rules, Regulations and Orders there under.

FOR, R. SHELDIA BUILDERS

[Signature]
PARTNER





9. That, the details of sold/unsold/booked units have been provided to the Management of Co-operative Housing Service Society.
10. That, after execution and registration of sale deed in favour of Unit Purchaser, the Unit Purchasers are made members in the Service Society.
11. That, the master file including the land documents, title clearance certificate, NA permission, NOCs required for the project, all layouts and building plans, original BU permissions, etc. has been handed over to the Co-operative Housing Service Society.
12. That, whatever funds/contributions received from the members towards Company or Service Society is already deposited with the CO-operative Housing Service Society Bank Account No. 10701207340-9, bank The Ahmedabad District Co. Op Bank Ltd branch Income Tax relevant information has been provided to the Management of Co-operative Housing Service Society, moreover, books of accounts, cheque book has also been given to the Management of Co-operative Housing Service Society.
13. That, records including Minute Book/Agenda papers and various register(s) has been handed over to the Service Society.
14. That, Promoter have not availed any loan and as such there is no Encumbrance on legal titles or rights of the Allottees or the Association of Allottees of the said paper.
15. That, Promoter or contractor engaged at project **PALLADIAN** have paid Rs. **15,05,000** towards all the applicable Construction Cess under Building and Other Construction Workers Welfare Cess Act, 1996 to the Government Authorities and I hereby submit the payment receipt in this regard.
16. That, Promoter have paid all the sums due to the Government Authorities.
17. That, all necessary compliances under the Real Estate (Regulation and Development) Act, 2016 and Rules made there under have been completed by 08/03/2021. Date of my said project completion is 30/06/2023 as indicated in my RERA Registration.

For, R Sheladia Builders
FOR, R. SHELADIA BUILDERS

Mr. Akshay R Sheladia **PARTNER**
Authorised Signatory





Verification

The Contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

24 DEC 2021

Verify by me at Ahmedabad on this _____ day of December, 2021.



For, R Sheladia Builders
FOR, R. SHELADIA BUILDERS

Akshay R Sheladia

Mr. Akshay R Sheladia
Authorised Signatory



SOLEMNLY AFFIRMED
BEFORE ME

M. K. Vaghasia
M. K. VAGHASIA
NOTARY
GOVT. OF INDIA

24 DEC 2021

M. K. VAGHASIA
ADVOCATE & NOTARY & E-STAMP VENDOR
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भारत सरकार
GOVERNMENT OF INDIA



शेलडीया अक्षय रमनिकभाई
Sheladia Akshay Ramanikbhai
जन्म तिथि / DOB : 14/08/1987
पुरुष / MALE



4552 6881 7461

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

३९०/बी, चिराग, लेन-१८, सत्याग्रह
वाकनी, जोधपुर टेकरा, सैटेलाइट,
अहमदाबाद सिटी, अहमदाबाद,
गुजरात, 380015

Address:

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SATYAGRAH CHHAVANI,,
JODHPUR TEKRA,
SATELLITE., Ahmadabad City,
Ahmadabad, Gujarat, 380015



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FOR, R. SHELADIA BUILDERS

R. Sheladia

PARTNER

