

SERIAL No. 22/131/2022
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
18 APR 2022

THE AHMEDABAD DISTRICT
CO-OP BANK LTD
INCOME TAX BR.
AHMEDABAD - 380009
20/04/2022
GUJ/SOS/AUTH/AV/119/2006



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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. Ronil Pratik Shah duly authorized by Optimistic Vision LLP
the promoter of the proposed project HR Eternia, vide his authorization dated 24/03/2022.

I, Mr. Ronil Pratik Shah PARTNER in M/s. Optimistic Vision LLP duly authorized by the
promoter of do HR Eternia hereby solemnly declare, undertake and state as under that;

1. M/s. Optimistic Vision LLP has a legal title to the land on which the development of
project HR Eternia is proposed.
2. The said land is free from all encumbrances, rights, title, interest or name of any
party in or over such land.
3. The time period within which the project shall be completed by us is 31/10/2025.
4. Seventy per cent of the amounts realised by 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withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an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. 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For, Optimistic Vision LLP


Partner

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 _____ on this _____ day
of _____



SOLEMNLY AFFIRMED
BEFORE ME

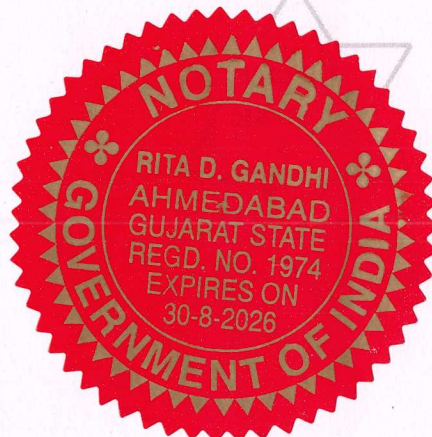
RITA D. GANDHI
NOTARY
GOVT. OF INDIA

8 APR 2022



For, Optimistic Vision LLP


Partner





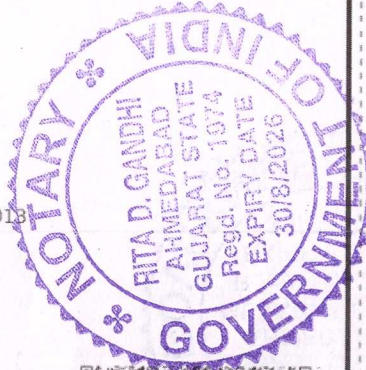
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ભારત સરકાર
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નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 2141/43460/18632

Download Date: 28/04/2018

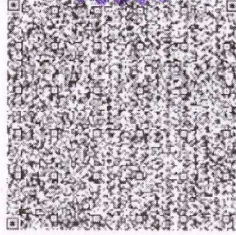
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To
રોનિલ પ્રતિક શાહ
Ronil Pratik Shah
S/O: Pratik Shah
13-B
Satyawadi Society
Usmanpura
Behind Bank Of Baroda
Ahmedabad City
Naranpura Vistar
Ahmedabad Gujarat - 380013
9978877555



Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 03
Date: 2018.04.28 11:55:55
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તમારો આધાર નંબર / Your Aadhaar No. :

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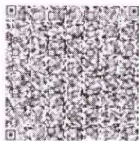
મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



રોનિલ પ્રતિક શાહ
Ronil Pratik Shah
જન્મ તારીખ/DOB: 22/04/1989
પુરુષ/ MALE



9659 4245 4188

VID : 9179 2745 3648 6067

મારો આધાર, મારી ઓળખ



Government of India



સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



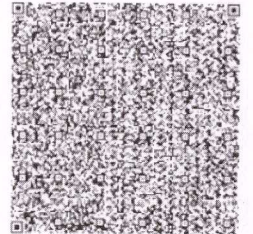
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :

પિતાનું/માતાનું નામ: પ્રતિક શાહ, 13-બી, સત્યવાદી સોસાયટી, ઉસ્માનપુરા, બેંક ઓફ બરોડા પાછળ, અમદાવાદ શહેર, અમદાવાદ, ગુજરાત - 380013

Address:

S/O: Pratik Shah, 13-B, Satyawadi Society, Usmanpura, Behind Bank Of Baroda, Ahmedabad City, Ahmedabad, Gujarat - 380013



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For more information, go to:

www.aadhaar.gov.in

OPTIMISTIC VISION LLP

C - 5/6, Galaxy Opel, Opp Madhav Homes, Nr Eklavya School, Vastral, Ahmedabad - 382418.

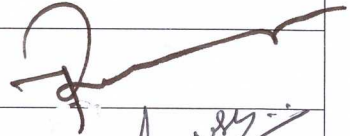
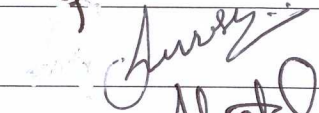
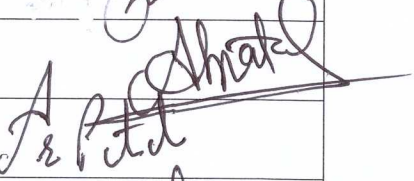
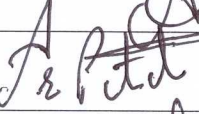
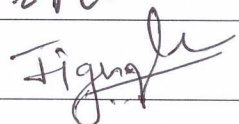
Ref :-

Authority Letter

Date :-

We Partners of OPTIMISTIC VISION LLP hereby solemnly affirm and declare that Ronil Pratik Shah to act as an authorized signatory and represent us for any matter relating to Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on us.

Sr. No.	Full Name	Designation	Signature
1.	Ronil P Shah	Partner	
2.	Haresh J Patel	Partner	
3.	Abhishek B Patel	Partner	
4.	Anuj R Patel	Partner	
5.	Jignesh D Patel	Partner	

Acceptance as an authorized signatory

I Ronil Pratik Shah hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Date: 24-03-2022

Place: Ahmedabad

Ronil Pratik Shah
Partner

