



Rajdeepsinh B. Jadeja

B.A.LL.B., D.C.L., LL.M., (Advocate)

Office : G.F-5,6, Rajvi Residency, Opp. Amidhara park Society,
Near, Rameshwar School, Nikol, Ahmedabad.

Website : www.rbjadeja.com • Email : rajvi6rbj@gmail.com • Ph : 079-22980050



Ref.No.:

Date :

To, Manisha Infratech a partnership firm
Thorough its Admin, Partner,
Parth Rameshbhai Koladia,
Resi. 104, Status-20, Nikol, Ahmedabad

NON – ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in 'Schedule' of the Property, which is owned by **M/S. MANISHA INFRATECH**, a Partnership Firm (Hereinafter referred as owner), by pursuing the title deeds relating thereto and talking necessary searches. I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrance charges and/or claims. The project loan of Rs.9,90,00,000/- obtained from the DCB Bank limited, IFCI Bhavan, C.G. Road, Ahmadabad which was duly registered with the office of sub-registrar S.R.O. Ahmedabad-12 (Nikol) under **Serial No. 9101, Dated : 16/05/2019** and said mortgage charges is still continues.

THE SCHEDULE ABOVE REFERRED TO

All the pieces and parcel of non agriculture land situated, lying and being at Mouje : Nikol, Ta: Aasrva, Dist. Ahmadabad, **Survey No. 418/1** admeasuring **7689 Sq. Mtrs. F.P.No. 42/1**, admeasuring **4611 Sq. Mtrs. of T.P. Scheme No. 110** to be constructed (under construction) total 106 residential unit in Block No. A+B, C+D with parking stair cabin and lift room and total Shop 49 in block no. A+B, C+D in scheme called **MERRIOTT SKY**. In the registration district Ahmadabad and sub-Registrar S.R.O. Ahmadabad-12 (Nikol).

On or towards the east	:	30 Meters. Road
On or towards the west	:	12 Meters. Road
On or towards the north	:	12 Meters. Road
On or towards the south	:	F.P. No. 42/2

Dated : 22/05/2019
Place : Ahmadabad.



Rajdeepsinh B. Jadeja

Advocate

SR. NO. : 3-258 /2019

NOTARY
12 MAY 2019

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 **M/S. MANISHA INFRATECH** promoter /duly authorized by the promoter of **PARTH RAMESHBHAI KOLADIA (MERRIOTT SKY)**, vide its/his/her/their authorization dated **17-05-2019**,

I, **PARTH RAMESHBHAI KOLADIA** promoter/duly authorized by the promoter of **MANISHA INFRATECH (MERRIOTT SKY)** do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **MANISHA INFRATECH (MERRIOTT SKY)** 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. details of encumbrances **Rs. 9,90,00,000 By DCB BANK Limited** including details of any rights, title, interest or name of any party in or over such land, along with details.
3. the time period within which the project shall be completed by me/us is **31-03-2027**
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.

For, Manisha Infratech

Manisha Infratech
Deponent **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 **22 MAY 2019** on this _____ day of _____

**SOLEMNLY AFFIRMED
BEFORE ME**

B. D. Patel

**B. D. PATEL
NOTARY
GOVT. OF GUJARAT**

22 MAY 2019



For, Manisha Infratech

Manisha Infratech
Deponent **PARTNER**




ભારત સરકાર
Government of India


પાર્થ રમેશભાઈ કોલડીયા
Parth Rameshbhai Koladia
જન્મ તારીખ/DOB: 18/09/1991
પુરુષ/ MALE



3666 4749 7653

મારી આધાર, મારી ઓળખ




આધાર
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address:
S/O: Rameshbhai, 104, status-20,
nr. gangotri bungalows, b/h nilkanth
residency nikol, Nikol, Ahmedabad,
Gujarat - 382350

સરનામું :
પિતાનું/માતાનું નામ: રમેશભાઈ, 104,
સ્ટેટસ-20, ગંગોત્રી બંગ્લોઝ પાસે, નિલકંઠ
રેસિડેન્સી પાછળ નીકોલ, નિકોલ,
અમદાવાદ,
ગુજરાત - 382350

3666 4749 7653

 1847  help@uidai.gov.in  www.uidai.gov.in



Declaration for Authorised Signatory

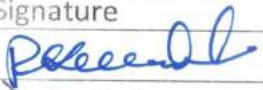
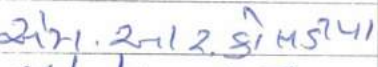
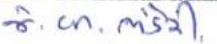
We

1. RAMESHBHAI BHIMJIBHAI KOLADIA
2. PARTH RAMESHBHAI KOLADIA
3. GELABHAI UKABHAI JAPDA
4. MANISHABEN RAMESHBHAI KOLADIA
5. MANISHABEN JAYSUKHBHAI KOLADIA
6. REKHABEN MADHAVJIBHAI KOLADIA
7. JAYSUKHBHAI BALUBHAI BHANDERI
8. CHANDRESHBHAI BALUBHAI BHANDERI

Hereby solemnly affirm and declare that **MR. PARTH RAMESHBHAI KOLADIA** to act as an Authorized signatory on behalf of our partnership firm named as **M/S. MANISHA INFRATECH** for which application for registration is being filed/ is registered under the Real Estate Regulatory Authority Act, 2016.

MR. PARTH RAMESHBHAI KOLADIA, PARTNER of the firm are authorized to sign all the necessary applications, undertakings and such other documents as may be necessary for Real Estate Regulatory Authority Registration Application on behalf of our partnership firm.

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

S. No.	Full Name	Designation	Signature
1	RAMESHBHAI BHIMJIBHAI KOLADIA	PARTNER	
2	GELABHAI UKABHAI JAPDA	PARTNER	
3	MANISHABEN RAMESHBHAI KOLADIA	PARTNER	
4	MANISHABEN JAYSUKHBHAI KOLADIA	PARTNER	
5	REKHABEN MADHAVJIBHAI KOLADIA	PARTNER	
6	JAYSUKHBHAI BALUBHAI BHANDERI	PARTNER	
7	CHANDRESHBHAI BALUBHAI BHANDERI	PARTNER	

Acceptance as an authorized signatory

I **MR. PARTH RAMESHBHAI KOLADIA** 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: 17-05-2019

Place: Ahmedabad

FOR, **MANISHA INFRATECH**



Authorised Partner

(Parth Rameshbhai Koladia)

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 12 Nikol

ગ્રામનું નામ : નિકોલ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર ક્ષેત્રફળ (જો કંઈ પણ હોય તો)	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, મોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
મોર્ગેજ	ખાતા નંબર- 1848 ના બ્લોક/સર્વે નં. 418/1 ની હે. આરે. ચો. મી. 0-76-89 વાળી જમીન જેનો રી. પી. સ્કીમ નં. 110 માં સમાવેશ થતાં ફાયનલ પ્લોટ નં. 42/1 ની 4611 ચો. મી. વાળી બીનખેતીની જમીન ની ઉપર આવેલ મેરીચોટ સ્કાય નામની સ્કીમમાં આવેલ ફ્લેટો તથા ફુકાનો ના બાંધકામ વાળી મીલકત.		M/s. Manisha Infratech a Partnership firm Through its Partners-1- Parth Rameshbhai Koladia 2- RAMESH BHIMJI KOLADIA 3- GELABHAI UKABHAI JAPDA 4- JAYSUKHBHAI BALUBHAI BHANDERI 5- CHANDRESHBHAI BALUBHAI BHANDERI 6- REKHABEN MADHAVJIBHAI KOLADIA 7-MANISHA RAMESH KOLADIA 8- MANISHA JAYSUKH KOLADIA	DCB BANK LIMITED THROUGH ITS AUTHORISED SIGNATORY MALIK RAJWAN	૧૬/૦૫/૨૦૧૯ ૧૬/૦૫/૨૦૧૯	૯૧૦૧	
રૂ. ૯૯૦૦૦૦૦૦=૦૦							

મુકાબલ કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 12 Nikol

રાજદિપસિંહ ની તારીખ : ૧૭/૦૫/૨૦૧૯ ના રોજની

અરજી નંબર : ૯૬૧૪

પહોંચ નંબર : ૨૦૧૯૩૧૨૦૧૯૧૭૬

તારીખ : ૧૭/૦૫/૨૦૧૯

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 12 Nikol

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.