SHAYONA
VALLEY
LAND DEVELOPERS & BUILDERS

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DECLARATION

I/We, **Haris Niyaz Ali**, **Partner/Member of Shayona Valley** , on behalf of M/s Shayona Valley , hereby declare the following with respect to the project known as **"Shayona Valley 2"** situated on ALL THAT Piece and Parcel of land, being a portion of the entire land bearing Khasra number **196(Part), 197(Part) and 198**, area admeasuring 2.1 Hr, 0.4375 Hr and 0.36 Hr respectively (21,000 Sq mtr, 4375 sq mtr and 3600 sq mtr respectively) thus total area admeasuring as per ownership document 2.8975 Hectares (28975 Sq mtr), out which **net plottable area admeasuring 14281.94 sq mtr** have been utilized for the above mentioned project, held in Bhokwatdar Class - 1 Rights, situated at Mouza- Brahmanwada, in Tahsil Nagpur (Rural) & District – Nagpur 441501. (hereinafter referred as Project Land):

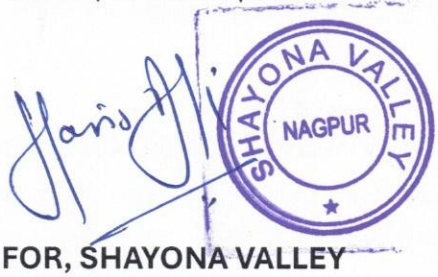
- **Layout Plan:** It is hereby clarified that the proposed residential layout plan for the aforementioned project was duly sanctioned by the relevant authorities in the name of the **1) Shayona Valley through it's Members/Partners** Mr. Haris Niyaz Ali, Shri. Jigneshkumar Patel and Mr. Tauseef Ahmad Noor Mohammad .and 2) Shri Dilip Nilkanth Dehankar, 3) Shri Ganesh Nilkanth Dehankar, 4) Shri Ishwar Nilkanth Dehankar, 5) Shri Yogesh Nilkanth Dehankar, 6) Shri Dinesh Nilkanth Dehankar and 7) Smt Kalpana Nilkanth Dehankar. However, landowners 2 to 7 are acting through Power of Attorney holder Shri. Jigneshkumar Patel. This sanctioned map formed the basis for the project's development and layout plans.

- **Sale Deed and Land Ownership Transfer:** The previous owner i.e Shri Dilip Nilkanth Dehankar, Shri Ganesh Nilkanth Dehankar, Shri Ishwar Nilkanth Dehankar, Shri Yogesh Nilkanth Dehankar, Shri Dinesh Nilkanth Dehankar and Smt Kalpana Nilkanth Dehankar for Kh No 196 (Part) and 197(Part) and Shri Dilip Nilkanth Dehankar, Shri Ganesh Nilkanth Dehankar, Shri Ishwar Nilkanth Dehankar, Shri Yogesh Nilkanth Dehankar, and Shri Dinesh Nilkanth Dehankar, for Kh No 198 executed a registered sale deed **in Favor of M/s Shayona Valley** (acting through its Member Mr. Haris Niyaz Ali) for the land on which **"Shayona Valley 2" is situated.** This transfer of land ownership was formalized through an Sale Deed/Conveyance Deed dated 16/02/2024

which are duly registered in the office of Sub Registrar Nagpur – 7 at serial Number 2186, 2187 and 2188 for Kh No 196 (Part), 197 (Part) and 198 respectively and Sale deed dated 22/08/2024 which is duly registered in the office Sub Registrar Nagpur – 5 at serial Number 4882 for Kh No 196 (Part) on even date.

All the above-mentioned documents legally transferred the ownership of the land from the previous promoters to Shayona Valley , thereby making Shayona Valley the rightful owner of the land designated for the project "Shayona Valley 2".

This declaration is made to affirm the facts regarding the ownership and sanctioned plans of the project "**Shayona Valley 2**" and to clarify any misconceptions or inquiries concerning the transition of ownership and project development responsibilities.



FOR, SHAYONA VALLEY
(THROUGH PARTNER/MEMBER MR. HARIS NIYAZ ALI)
PROMOTER

PLACE: NAGPUR
DATE: 01/01/2025