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૧૦૦૧૮ તા. ૧૬/૦૪/૨૦૧૯.
 જિલ્લા પોલીસ ડુટી-૨૪ શાખા
 નામું પી.પી. કોળેશ્વર દાહોડી
 નો ભાવેશી સુરેશ ગોર
 વેન્ડરની સહી A. Patel
 ટેલ પત્રીતાવેન અર્પણભાઈ
 બીજાકાકુઈ, કોઈઈ, જ.પડોદરા
 તા. ૧/૨૦૧૬ તા. ૩૦-૦૩-૨૦૧૬

श्रीगणेशाय नमः

[See rule 3(4)]

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

Affidavit cum Declaration

Date : 22/4/19

Affidavit cum declaration of Mr. / Ms. **PATEL NILAY BHASKARBHAI**, Promoter of project / duly authorized by promoter **BUILDWELL CONSTRUCTION** of the Project Name: **NILKANTH PARK - 2** C.S./ R.S 1245 & 1473. Block No. NA, O.P. No. 8 & 49, F.P. No. 81. Area of Plot: **6261 (Sq. Mt.)**, T.P. Scheme No 1, Village Name. **DABHOI**, Taluka. **VADODARA**, Authority Name. **PATEL NILAY BHASKARBHAI**, District. **VADODARA**, Vide Its / his / their Authorized Dated: 25-03-2019.

Affidavit cum Declaration of Mr./Ms. **PATEL NILAY BHASKARBHAI** Promoter of the proposed project/ duly authorized by the promoter **BUILDWELL CONSTRUCTION** of the proposed project, vide its/his/their authorization dated 25-03-2019 ;

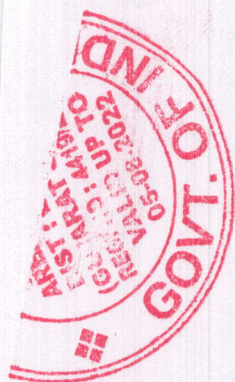
I, **PATEL NILAY BHASKARBHAI** Promoter of the proposed project/ duly authorized by the promoter **BUILDWELL CONSTRUCTION** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the Proposed project is to be carried out.

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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31-12-2024**.
4. That seventy percentage of amount realised by me/promoter for the real estate project from the Allottees, from time to time, shall be in deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from separate account, to cover the cost of the project shall be withdrawn in portion to the completion of the project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 chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter 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 that audit that the amount collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all pending approvals on time, from the competent authorities.
9. That promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



B. Patel

Deponent

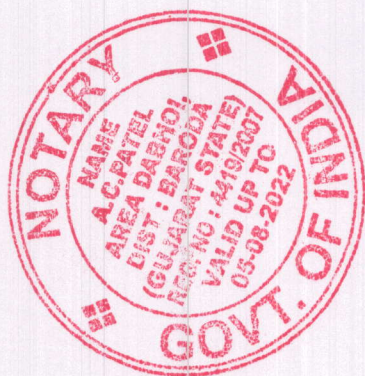
Verification

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

Verify by me at DABHOI on this 22 day of 4/2019.

B. Patel

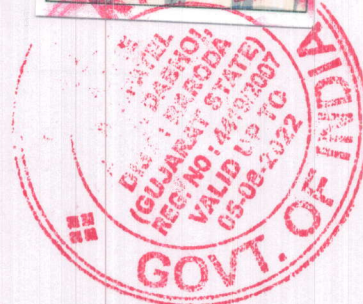
Deponent



SOLEMNLY AFFIRMED
BEFORE ME

A. C. Patel

NOTARY GOVT. OF INDIA





BUILDWELL
CONSTRUCTION

Date : _____

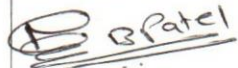
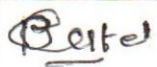
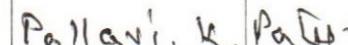
AUTHORITY LETTER

We the partners of BUILDWELL CONSTRUCTION, having principal place of business at NILKANTH PARK 2, city DABHOI state GUJARAT. Do hereby authorized shri. PATEL NILAY BHASKARBHAI to represent us for any compliance related to RERA.

Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Date: 25-03-2019

Place: VADODARA

<u>Name of Partners</u>	<u>Signature</u>
PATEL NILAY BHASKARBHAI	
PATEL BHASKARBHAI PRABHDAS	
PATEL PALLAVI KANTILAL	
PATEL JAIVAL NILAY	



राज्य GUJARAT

BU 194437



Regd. No. 9652
Date: 4/6/19

पञ्चायत वेयाडा रज. न. ५४२२.
१००.१८... ता. ०४/०६/२०१९
नाम... जि. ६६६६६६...
सह... ६६६६६६...
०२६... ५२६...
०२६... ५२६...
पञ्चायत वेयाडा रज. न. ५४२२.
१००.१८... ता. ०४/०६/२०१९
नाम... जि. ६६६६६६...
सह... ६६६६६६...
०२६... ५२६...
०२६... ५२६...

[Handwritten signature]

FORM B-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. /Ms. PATEL NILAY BHASKARBHAI promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25-03-2019;

I, PATEL NILAY BHASKARBHAI promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with PATEL PALLAVIBEN KANTIBHAI (Name of the project land owner(s)/lessor(s)) by way of registered development agreement having Unique Doc. Reference No. SUBIN-GJGJELIM P1 049520583401 678R, Registered on date 15-04-2019 at sub Registrar office DABHOI VADODARA to develop the land bearing survey No/F P No 81 of DABHOI Village/city(said land);
2. That PATEL PALLAVIBEN KANTIBHAI (Name of the project land owner(s)/lessor(s)) have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I/we will abide by all the conditions of the Development Agreement Having No. SUBIN-GJGJELIM P1 049520583401 678R and fulfill all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis
4. That, I/we will be liable for fulfillment of my/our obligations under the Act towards the Allottees of the units/apartments.

FOR BUILDWELL CONSTRUCTION

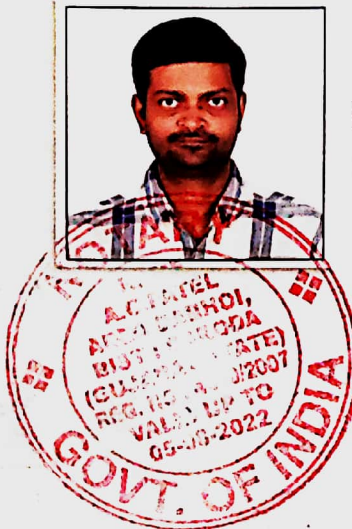
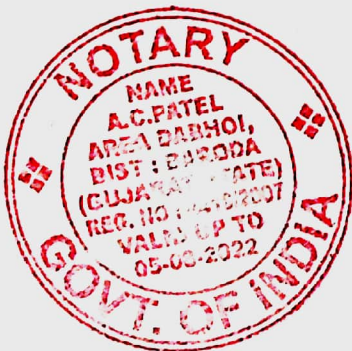

Deponent

PARTNER

Verification

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

Verify by me at Dabhoi on this 04 day of June-2019

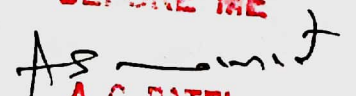


Deponent

FOR BUILDWELL CONSTRUCTION


PARTNER

SOLEMNLY AFFIRMED
BEFORE ME


A. C. PATEL
NOTARY GOVT. OF INDIA



GUJARAT

BU 194436

પ્રમાણ રજી. નં. ૫૪૨૧.
 ૧૦૦૧..... તા. ૦૪/૦૩/૨૦૧૯
 ગિલડપુર... કાંઠાની.
 જમું... ડ.ભોદા... મુન્ડા પાટ.
 ૧..... પડે... રાજી...
 મેડરની સહી.....
 લ પનીતાબેન અર્પણભાઈ.
 મીખણકુઈ, ડભોઈ, જી.વડોદરા
 લા.નં.૧/૨૦૧૬ તા. ૩૦-૦૩-૨૦૧૬

Regd. No. ૫૬૬
 Date: ૫/૬/૧૯

[Signature]

FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

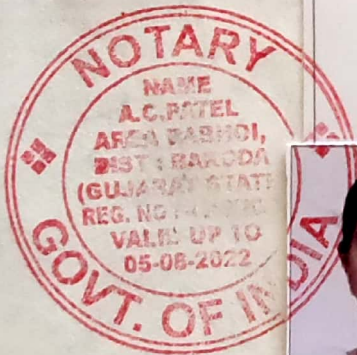
Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. Mr./Ms. PATEL NILAY BHASKARBHAI Promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25-03-2019,
AND
2. Mr./Ms. PATEL PALLAVIBEN KANTIBHAI owner of the project land, vide its/his/their authorization dated 25-03-2019;

We, 1) PATEL NILAY BHASKARBHAI promoter of the proposed project/duly authorized by the promoter of the proposed project, AND 2) PATEL PALLAVIBEN KANTIBHAI owner of the project land do hereby solemnly declare, undertake and state as under;

- A. We have entered into registered Development agreement having Unique Doc. Reference No. SUBIN-GJGJELIM P1 049520583401 678R, Registered on date 15-04-2019 at sub Registrar office DABHOI to develop the land bearing survey No/F P No 81 of DABHOI Village/City(said land);
- B. That PATEL PALLAVIBEN KANTIBHAI (Name of the project land owner(s) have/has a legal title to the land on which the development of the proposed project is to be carried out.
- AND
- A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.
- OR
- C. That, we will abide by all the conditions of the Development Agreement having Unique Doc. Reference No. SUBIN-GJGJELIM P1 049520583401 678R and fulfill all our obligations under the said agreement, specifically the obligation of Transfer of title to the Allottees of the apartment and/or association of Allottees of the project in accordance with the provisions of section 17 of the RERA Act.
- D. That, we undertake to sign and execute all the documents necessary for conveyance/Transfer of the apartment to the Allottees(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangement by way of registered development agreement between the undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of Allottees of project.



Verification

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

Verify by me at Dabhoi on this 04 day of June-2019

FOR BUILDWELL CONSTRUCTION

Deponent 1) PATEL NILAY BHASKARBHAI

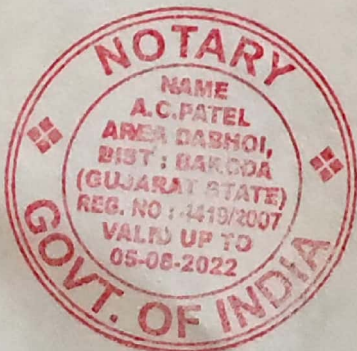
B. Patel
PARTNER

Pallavi. K. Patel
2) PATEL PALLAVIBEN KANTIBHAI

FOR BUILDWELL CONSTRUCTION
Deponent 1) PATEL NILAY BHASKARBHAI

B. Patel
PARTNER

Pallavi. K. Patel
2) PATEL PALLAVIBEN KANTIBHAI



SOLEMNLY AFFIRMED
BEFORE ME

A.C. Patel
A.C. PATEL
NOTARY GOVT. OF INDIA



गुजरात गुजरात GUJARAT

BU 195621

स्टेम्प वेयादा रज. न. ... १५०९...
रा. १५०९... ता. २०/०६/२०१९
नाम श्री. व. स. पटेल ...
सरनाम ... श्री. व. स. पटेल ...
हस्ते ... श्री. व. स. पटेल ...
स्टे. वेन्डरनी सही ...
पतेल पनीताबेन अर्पणामाह.
क. लीनकाकुथ, कलोथ, उ. पडोहरा
ला. न. १/२०१९ ता. ३०-०३-२०१९

श्री. व. स. पटेल

Regd. No. 11547
Date: 20/6/19



Affidavit cum Declaration

Affidavit cum declaration of Mr. PATEL NILAY BHASKARBHAI Authorized Signatory of BUILDWELL CONSTRUCTION for the project NILKANTH PARK - 2 situated at BEHIND NILKANTH PARK, B/H SHREE KUBERESHWAR MAHADEV, and DABHOI-391110

I PATEL NILAY BHASKARBHAI authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/we hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017.

I/we further undertake that I/We will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the Allottees.

We understand that the entire responsibility for the same will be that of promoter.



FOR BUILDWELL CONSTRUCTION

B. Patel
PARTNER

Deponent



SOLEMNLY AFFIRMED
BEFORE ME

A. C. Patel
A. C. PATEL
NOTARY GOVT. OF INDIA