



ગુજરાત ગુજરાત GUJARAT

જ.નં. ૧૯૨૮૭... તા. ૩૧.૦૭.૨૦૧૭... રૂ. ૧૦૦/-

BC 717172

પરીદનારનું નામ: જોષ્ઠાન શ્રીમતી... પા: લી.

સરનામું: ૧૪-બી સફાજનંદ કુટીર મુજમદુડા વડોદરા

હેસ્ટો: અમિષ પટેલ

અમિષ ભવન,
સી-બ્લોક, પહેલો માળ,
વડોદરા.

મુકેશ કે. વાઘઠર
(સ્ટેમ્પ વેન્ડર)
લા. નં. ૧૦૦/૮૨

Regd.No.: 46306
Date: 31/7/2017
H. J. ZALA NOTARY

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./Ms. Amish K. Patel duly authorized by the Neptune Realty Private Limited promoter of the Greenwoods Cove project, vide its/his/their authorization dated 30/09/2008;

I, Mr. Amish K. Patel duly authorized by the promoter of the Greenwoods Cove project do hereby solemnly declare, undertake and state as under:

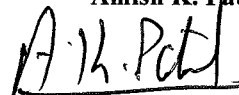
1. Neptune Realty Private Limited has a legal title to the land on which the development of the proposed project is to be carried out

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 details of encumbrances :
On the said project land area admeasuring 8001 Sq. Mts., We have availed Term Loan facility of Rs. 9,18,00,000/- (Preset Outstanding Rs. 49,04,444/-) in name of Neptune Estate. As per the bank norms, we have paid Rs. 581 Per Sq. Fts. to release respective plots of our project named "Greenwoods Cove" and presently out of the total project land only area admeasuring 1255.96 Sq. Mts. is in custody of Dena Bank.
3. That the time period within which the project shall be completed by me/promoter is 30/06/2021.
4. That seventy per cent of the amounts realized by me 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. That I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Amish K. Patel



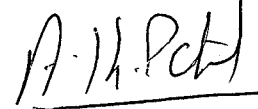
Director of Neptune Realty Pvt. Ltd.

Verification

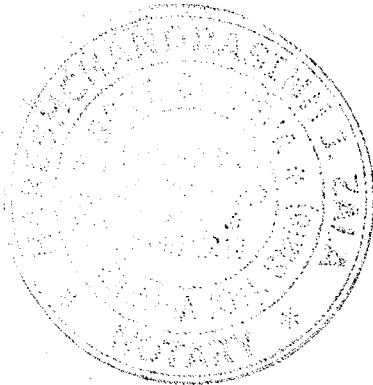
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

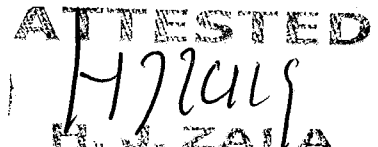
Verified by me at Vadodara on this 31st July of 2017.

Amish K. Patel



Director of Neptune Realty Pvt. Ltd



ATTESTED

H. J. ZALA
NOTARY (Govt. of INDIA)