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GUJARAT AMBUJA CO-OP
BANK LTD
NAVRANG TOWER
SOLA ROAD
AHMEDABAD

FORM 'B'

GUJ/SOS/AUTH/AV/172/2007

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SEP 05 2019

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Rs.0000300/-PB5998

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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. Nisarg Patel (AUTHORISED SIGNATORY NAME) promoter /duly authorized by the promoter of Blue Lotus Luxury Homes LLP (FIRM NAME), Project name: Blue Lotus Villas, vide its/his/her/their authorization dated 05/09/2019 (FRANKING DATE).

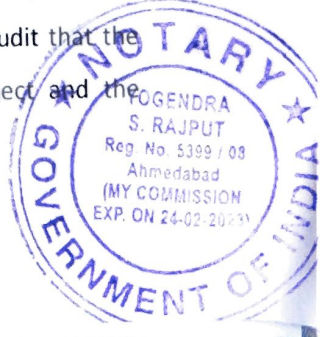
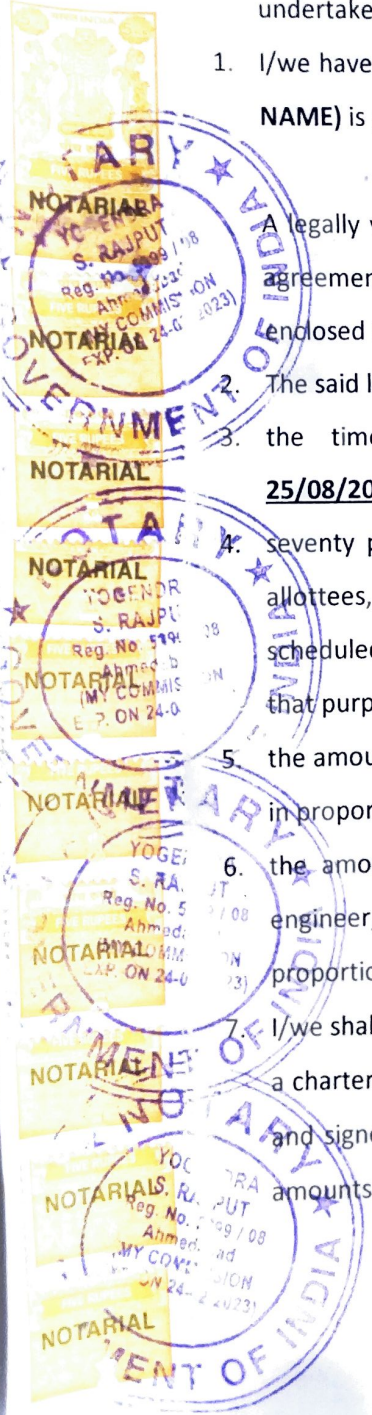
I, Nisarg Patel (AUTHORISED SIGNATORY NAME) promoter/duly authorized by the promoter of Blue Lotus Luxury Homes LLP (FIRM NAME) do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of Blue Lotus Villas (PROJECT NAME) 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. The said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 25/08/2025(PROJECT END DATE).
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

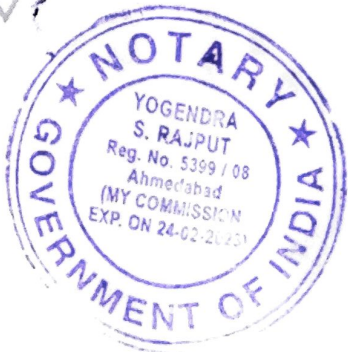
Deponent

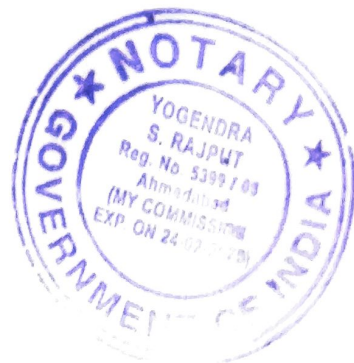
Verification

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 _____

Deponent





 भारत सरकार
Government of India

 नीसर्ग पटेल
Nisarg Patel
जन्म वर्ष / Year of Birth : 1988
पुरुष / Male



6138 2731 8021

आधार - सामान्य मासिक अधिकार

H. H.

 आधार
आधार प्रमाणिकरण प्राधिकरण
Unique Identification Authority of India

संख्या: S/O: महेशकुमार पटेल, 33, मलय
बंगला, सायन्स सिटी रोड, अनुराग बंगला,
सोला, सोला, अहमदाबाद, सोला, गुजरात,
380060

Address: S/O: Maheshkumar Patel,
33, Malay Bungalow, Science City Road,
Anurag Bungalow, Sola, Sola,
Ahmedabad, Sola, Gujarat, 380060

6138 2731 8021

1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

H. H.

BLUE LOTUS LUXURY HOMES LLP

Authority Letter

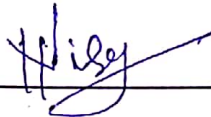
We all partners of **BLUE LOTUS LUXURY HOMES LLP** a Partnership Firm promoter of project **BLUE LOTUS VILLAS** do hereby authorize and appoint Mr. **NISARG PATEL** one of the partner as an Authorised Signatory for the said project.

Mr. **NISARG PATEL** is hereby authorized to provide details, sign documents, and to do all the necessary things as he deem feet for approval and registration of the project with AUDA, RERA and all other statutory authorities.

We all the partners of the firm **BLUE LOTUS LUXURY HOMES LLP** are giving our consent to the above written fact with full and conscious mind with joint liability.

For BLUE LOTUS LUXURY HOMES LLP:

1) NISARG MAHESHKUMAR PATEL



2) MAHESHKUMAR MANILAL PATEL



THE KALUPUR COMMERCIAL
CO-OP BANK LTD
SWASTIK CHAR RASTA BR.
AHMEDABAD - 380009
GUJ/SOS/AUTH/AV/72/2006

भारत 55439 SPL ADH गुजरात
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INDIA
STAMP DUTY GUJARAT

SR. No. A/4232./2019

H. K. JAIN
NOTARY
GOVT. OF INDIA

FORM B-1

[GUJARAT RERA ORDER -23 DT.23-05-2019]

DECLARATION, SUPPORTED BY AN AFFIDAVIT

15 OCT 2019

Affidavit cum Declaration

Affidavit um Declaration of NISARG PATEL duly authorized by BLUE LOTUS LUXURY HOMES LLP, the promoter of the proposed project "BLUE LOTUS VILLAS"

I, MR. NISARG PATEL duly authorised by BLUE LOTUS LUXURY HOMES LLP, the promoter of the proposed project "BLUE LOTUS VILLAS" do hereby solemnly declare, undertake and state as under:

I/We have entered into an agreement with CHANDRESHBHAI J PATEL, MEGHABEN C PATEL, PINAK C PATEL, BHAVNA C PATEL by way of Development agreement, registered on date 09-04-2019 at sub register office ___ to develop the land bearing R.S.NO. 1497/A+1502+1504,1472+1471+1470 Final plot No. C2 Village SHILAJ TALUKA GHATLODIA DISTRICT AHMEDABAD

That CHANDRESHBHAI J PATEL, MEGHABEN C PATEL, PINAK C PATEL, BHAVNA C PATEL have a legal title to the land on which the development of the proposed project is to be carried out

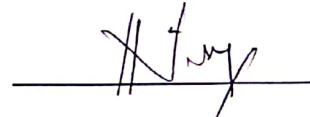
And

A legally valid authentication of title of such land along with an authentication copy of the agreement between such owner and me/us (the promoter) for development for the real estate project in enclosed herewith, and the company has no encumbrance.

That I/We will abide by all the conditions of the Development agreement and fulfill all my obligations under the said agreement, specially the obligation of making the full payment 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 incorporation in Form-3 submitted by us on a quarterly basis.

That, I/We will be liable for fulfillment of my/ our obligation under the Act towards the allottees of the unit/apartments.

For Blue Lotus Luxury Homes LLP

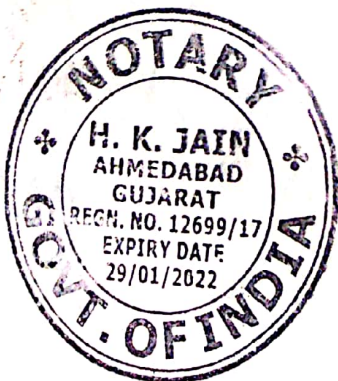


Mr. Nisarg Patel

Authorized Signatory

ATTESTED BY ME

H. K. JAIN
NOTARY
GOVT. OF INDIA



15 OCT 2019

Verification

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

Verify by me at Ahmadabad on this _____ day of _____ 2019.

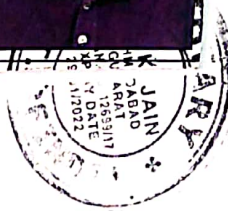


For Blue Lotus Luxury Homes LLP

Nisarg

Mr. Nisarg Patel

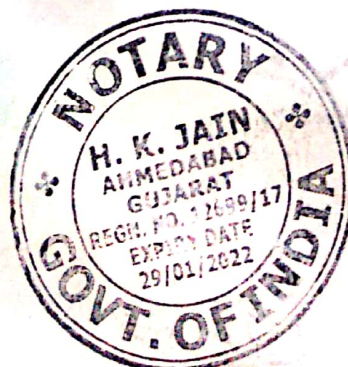
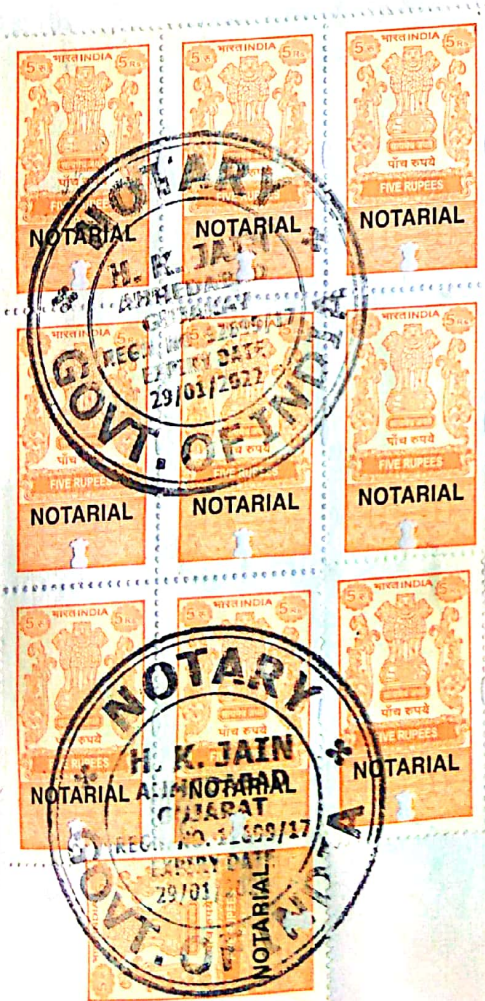
Authorized Signatory



ATTESTED BY ME

H.K. Jain
H. K. JAIN
NOTARY
GOVT. OF INDIA

15 OCT 2019



SR. No. A/.../2019

H. K. JAIN
NOTARY
GOVT. OF INDIA

Form B-2

[Gujarat RERA Order- 23 Dt. 23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT,

Affidavit cum Declaration

15 OCT 2019

Joint Affidavit cum Declaration of,

Mr. NISARG PATEL duly authorized by BLUE LOTUS LUXURY HOMES LLP and promoter of the proposed project;

AND

CHANDRESHBHAI J PATEL, MEGHABEN C PATEL, PINAK C PATEL, BHAVNA C PATEL owners/lessors of the project land,

WE, 1) CHANDRESHBHAI J PATEL 2) MEGHABEN C PATEL 3) PINAK C PATEL 4) BHAVNA C PATEL owner/lessor of the project land do hereby solemnly declare, undertake and state as under

We have entered into registered development agreement/ Development Agreement, Registered on date 09-04-2019 at sub register office --- to develop the land R.S.NO. 1497/A+1502+1504,1472+1471+1470 Final plot No. C2 Village SHILAJ TALUKA GHATLODIA DISTRICT AHMEDABAD

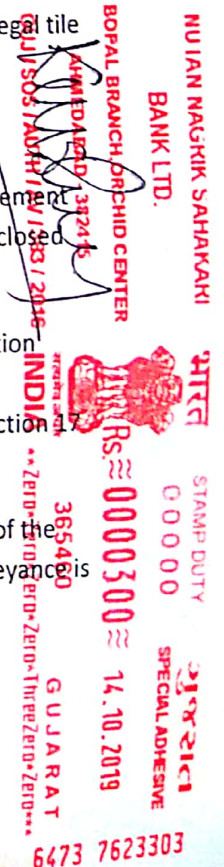
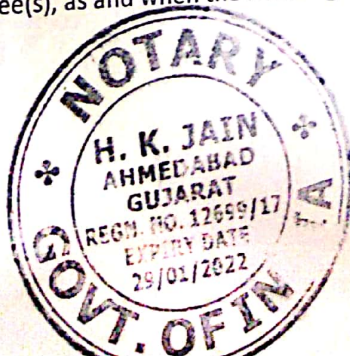
That CHANDRESHBHAI J PATEL, MEGHABEN C PATEL, PINAK C PATEL, BHAVNA C PATEL have a legal title to the land on which the development of the proposed project is to be carried out.

AND

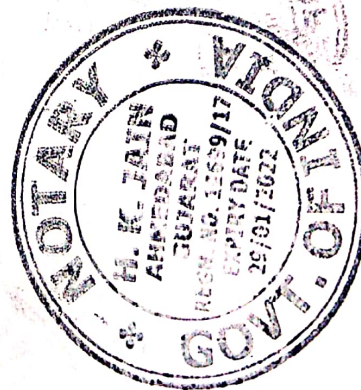
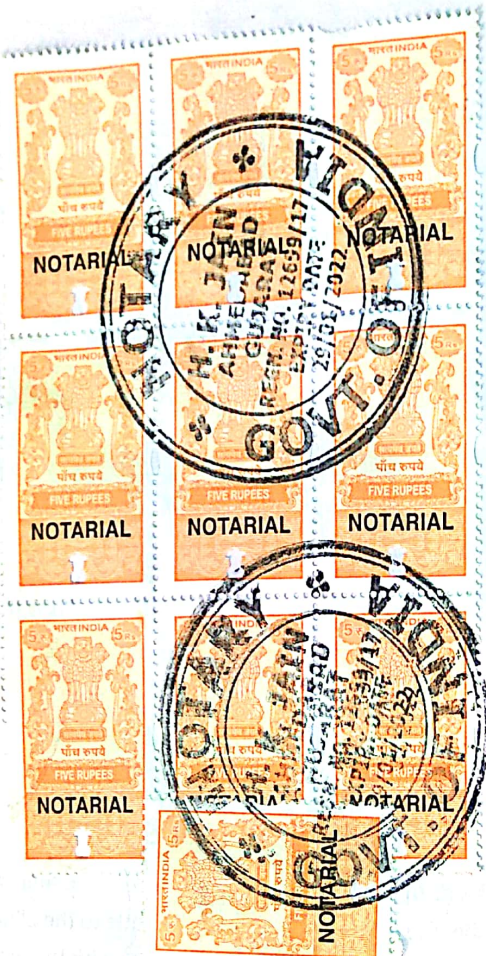
A legally valid authentication of title of such land along with and authentication copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the company has no encumbrance.

That, we will abide by all the conditions of the Development Agreement and fulfill all our obligation under the said agreement, specifically the obligations 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 18 of the RERA Act.

That, We undertake to sign and execute all the documents necessary for conveyance/ Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

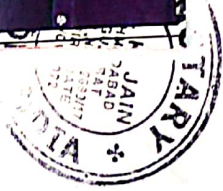


15 OCT 2019



That arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive with reference to the interest of allottees of project.

For, BLUE LOTUS LUXURY HOMES LLP

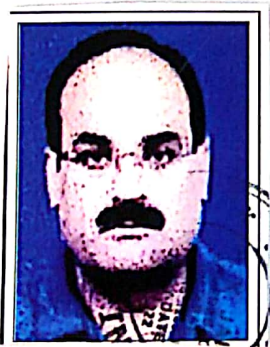


Mr. NISARG PATEL

Authorised Signatory

Mr. CHANDRESHBHAI J PATEL

Deponent



Mrs. MEGHABEN C PATEL

Deponent

પીનાક ચંદ્રેશભાઈ પટેલ
મેઘાબેન ચંદ્રેશભાઈ પટેલ
ભાવના ચંદ્રેશભાઈ પટેલ
ઉપરના તમામ કુ. મુ. તરીકે
વતી તેના ભાગીદાર
ચંદ્રેશભાઈ જયંતિભાઈ પટેલ તથા તે પોતે,

Mr. PINAK C PATEL

Deponent

પીનાક ચંદ્રેશભાઈ પટેલ
મેઘાબેન ચંદ્રેશભાઈ પટેલ
ભાવના ચંદ્રેશભાઈ પટેલ
ઉપરના તમામ કુ. મુ. તરીકે
વતી તેના ભાગીદાર
ચંદ્રેશભાઈ જયંતિભાઈ પટેલ તથા તે પોતે,

Mrs. BHAVNA C PATEL

Deponent

પીનાક ચંદ્રેશભાઈ પટેલ
મેઘાબેન ચંદ્રેશભાઈ પટેલ
ભાવના ચંદ્રેશભાઈ પટેલ
ઉપરના તમામ કુ. મુ. તરીકે
વતી તેના ભાગીદાર
ચંદ્રેશભાઈ જયંતિભાઈ પટેલ તથા તે પોતે,

ATTESTED BY ME

H. K. JAIN
NOTARY
GOVT. OF INDIA

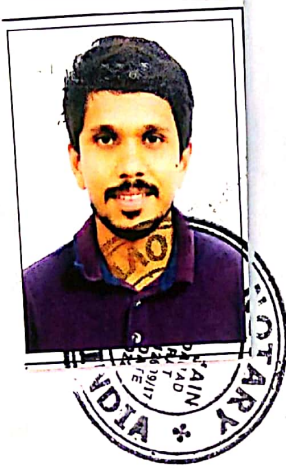
15 OCT 2019

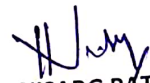
Verification

The Contents of our above joint Affidavit cum Declaration are true and correct and nothing materials has been concealed by us therefrom.

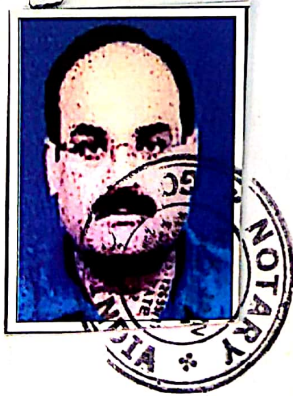
Verify by us at Ahmedabad on this _____ day of _____ 2019

For, BLUE LOTUS LUXURY HOMES LLP



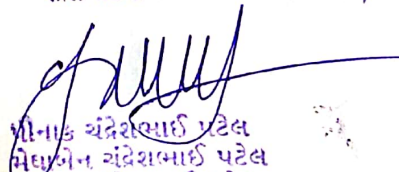

Mr. NISARG PATEL
Authorised Signatory

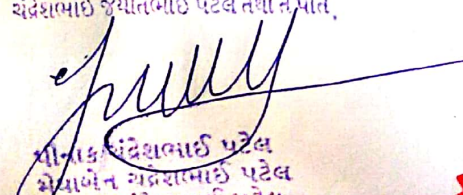

Mr. CHANDRESHBHAJ J PATEL
Deponent




Mrs. MEGHABEN C PATEL
Deponent

પીનાક ચંદ્રેશભાઈ પટેલ
મેઘાબેન ચંદ્રેશભાઈ પટેલ
ભાવના ચંદ્રેશભાઈ પટેલ
ઉપરના તમામ કુ. મુ. તરીકે
વતી તેના ભાગીદાર
ચંદ્રેશભાઈ જયંતિભાઈ પટેલ તથા તે પોતે,
Mr. PINAK C PATEL
Deponent


Mrs. BHAVNA C PATEL
Deponent


પીનાક ચંદ્રેશભાઈ પટેલ
મેઘાબેન ચંદ્રેશભાઈ પટેલ
ભાવના ચંદ્રેશભાઈ પટેલ
ઉપરના તમામ કુ. મુ. તરીકે
વતી તેના ભાગીદાર
ચંદ્રેશભાઈ જયંતિભાઈ પટેલ તથા તે પોતે,
H. K. JAIN
NOTARY
GOVT. OF INDIA

ATTESTED BY ME
H. K. JAIN
NOTARY
GOVT. OF INDIA

15 OCT 2019

