

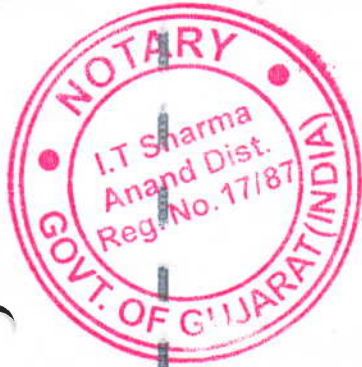


गुजरात गुजरात GUJARAT

BS 894990

24 JUN 2019

No. 990 Date
10/06/2019
by निदेश. के. प्रजापति



Notarymaster (HSG:II)
Anand HO - 388001

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 Sandipbhai Prajapati partner of M/s
Dharamsinh Rajabhai Makwana promoter of 'Utsav Park' vide his
authorization dated 01/10/2018



I, Sandipbhai Prajapati promoter/duly authorized by the promoter of 'Utsav Park' 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~~
~~..... is proposed;~~

OR

Jitendrabhai Patel & Kamleshbhai Panchal have a legal title to the land on which the development of "Utsav Park" 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. The said land is free from all encumbrances.

OR

~~details of encumbrances~~ _____ ~~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 31/03/2024.
4. That the 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

DHARAMSINH RAJABHAI MAKWANA

Sandipbhai Navinbhai Prajapati

PARTNER

Deponent

Sandipbhai Prajapati

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 Ishwariben on this 24th June day of

2019

DHARAMSINH RAJABHAI MAKWANA

Sandipbhai Navinbhai Prajapati

PARTNER

Deponent

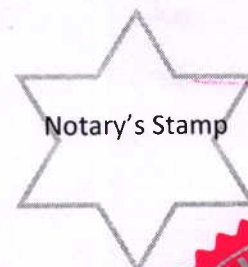
Sandipbhai Prajapati



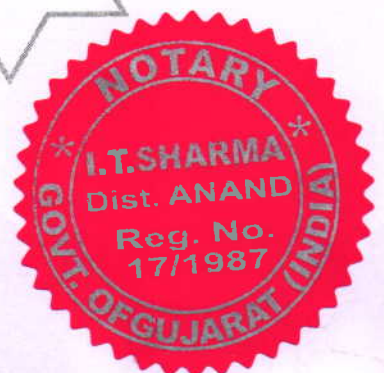
Dt. 24.06.19 Reg. No. 4284/19
Solemnly Affirm and Declare
Mr. S. N. Prajapati
Who is Identified by S. N. Prajapati
whom know Personally Advocate

Notary Public I.T. SHARMA

ISHWARIBEN T. SHARMA
NOTARY PUBLIC
Shri Ram Society, Near Bus Stand,
V.V. Nagar-388120, Ta. & Dist. Anand



IDENTIFIED BY ME
Advocate
ADVOCATE



M/S DHARAMSINH RAJABHAI MAKWANA

Nr. Chandralok Society, Bhalej Road, Anand, Gujarat, 388001

Phone No: +919825428538 E-mail: drmakwana2995@yahoo.com

Date: 01/10/2018

Authority Letter

We, partners of M/S. Dharamsinh Rajabhai Makwana here by authorise Sandipbhai Prajapati to sign on behalf of the partnership. We authorize him to operate the bank account and manage business. We further, undertake that his explanations and statements will be binding on us. We also authorise him to accept notices, orders, refund orders letters etc. on my behalf & reply to the same. We also authorise him to sign and take necessary steps on behalf of the firm for the Goods and Service Tax Act, Income-tax Act, Real Estate Regulation and development Act and any other act applicable in India.

Name of Partner

Signature

SANDIPKUMAR NAVINBHAI PRAJAPATI

Sandipbhai Navinbhai Prajapati

NAVINBHAI DHARAMSINHBHAI PRAJAPATI

Navinbhai Dharamsinhbhai Prajapati

NARANBHAI DHARAMSINHBHAI PRAJAPATI

Naranbhai Dharamsinhbhai Prajapati

I Sandipbhai Prajapati of M/S. Dharamsinh Rajabhai Makwana do hereby declare that being a partner I will attend on behalf of the above-mentioned promoter for above stated purpose.

Signature

DHARAMSINH RAJABHAI MAKWANA

Sandipbhai Navinbhai Prajapati

PARTNER



गुजरात गुजरात GUJARAT

BS 894988

24 JUN 2019

SL No.: 24/19 Date: 24/6/19
WFIO: ER/20/2019 श्रीमान प्रजापति
by श्रीमान प्रजापति

Postmaster (HSG:1)
Anand HO - 388001



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. Sandipbhai Prajapati promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01/10/2018.

I, Sandipbhai Prajapati 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 in to an agreement with Jitendrabhai Patel and Kamleshbhai Panchal by way of registered development agreement registered on date 31/12/2018 at sub registrar office Umreth to develop the land bearing R.S.N. 510 T.P. No. 1 F.P. No. 1 of Umreth Village.

2 That Jitendrabhai Patel and Kamleshbhai Panchal 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 authenticated copy of the agreement between such owner and us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances NIL (specify the nature) including details of Any party in or over such land, is attached herewith.

3. That I / We will abide by all the conditions of the Development agreement 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.

DHARAMSINH RAJABHAI MAKWANA

Sandipbhai Nabinbhai Bagwani

PARTNER

Deponent

Sandipbhai Prajapati

Verification

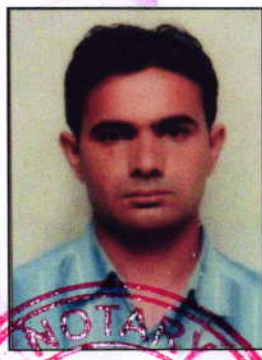
The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

Verify by me at Ishwariben on this 24th June day of 2019

Dt. 24-06-19 Reg. No. 4285/19
Solemnly Affirm and Declare
Mr. S. N. Prajapati
Who is Identified by I.T. Sharma
whom know Personally

Notary Public **I.T. SHARMA**

ISHWARIBEN T. SHARMA
NOTARY PUBLIC
Shri Ram Society, Near City Bus Stand,
V.V. Nagar-388120, Ta. & Dist. Anand



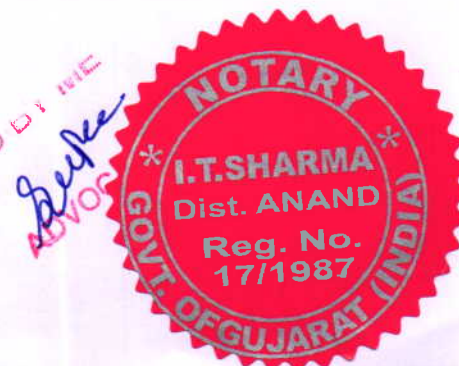
DHARAMSINH RAJABHAI MAKWANA

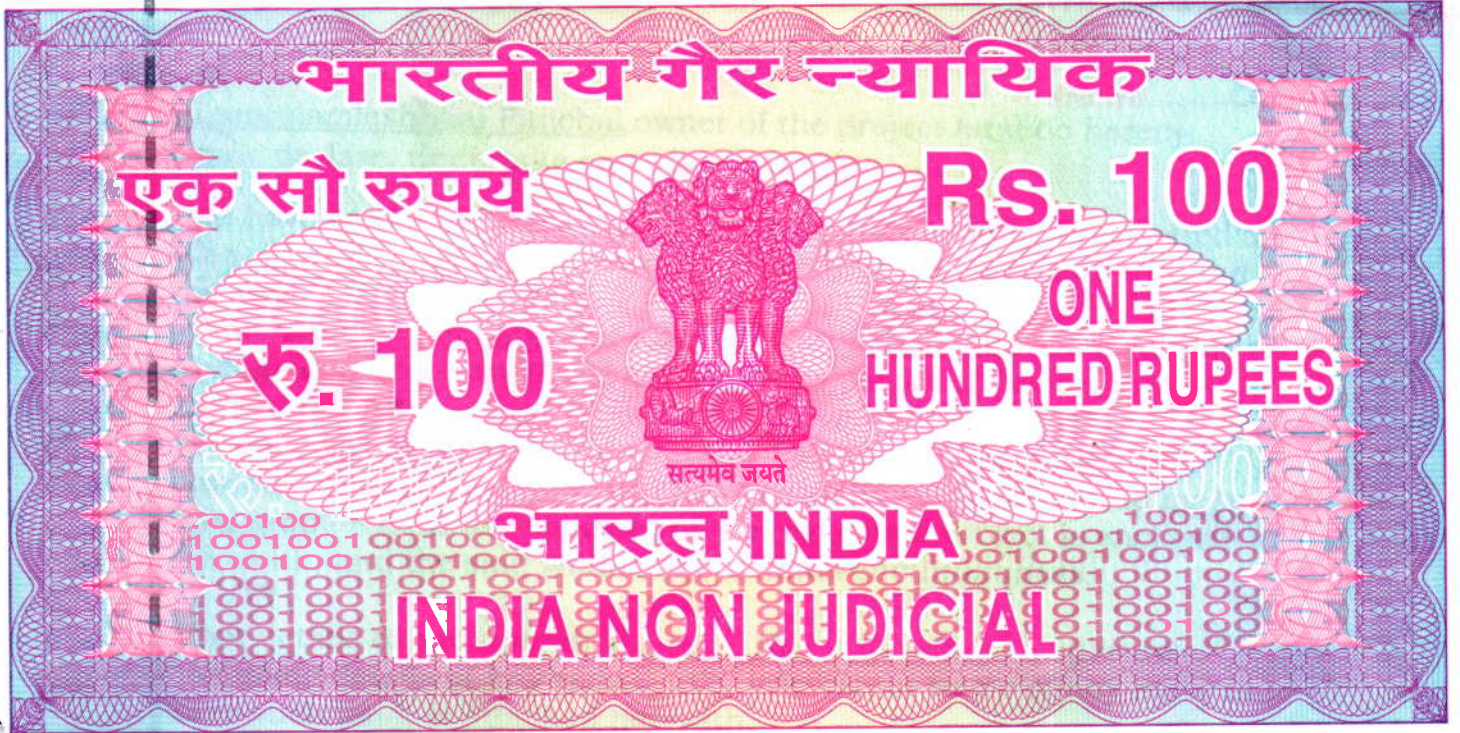
Sandipbhai Nabinbhai Bagwani

PARTNER

Deponent

Sandipbhai Prajapati





गुजरात गुजरात GUJARAT

24 JUN 2019

BS 894991

SL No. 991 Date
VFO: एवमभिलेखन व. ११०००० गुजरात
by निदेशी को. प्रमाण



Postmaster (HSG:1)
Anand HO - 388001

SERIAL No. 3486
DATE 24-6-19
BOOK No. 19
PAGE No. 345

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. Sandipbhai Prajapati promoter of the proposed project / duly authorized by the Promoter of the proposed project vide its / his/ their authorization dated 01/10/2018.

AND

2) Mr. Jitendrabhai Patel and Kamleshbhai Panchal owner of the project land.

We (1) Sandipbhai Prajapati promoter of the proposed project/ duly authorized by the promoter of the proposed project, AND (2) Jitendrabhai

Patel and Kamleshbhai Panchal owner of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement registered on date 31/12/2018 at sub Registrar office Umreth to develop the land bearing R.S.N. 510 T.P. No 1 F. P. No 1 of Umreth Village.

B. That Jitendrabhai Patel and Kamleshbhai Panchal 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 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

That details of encumbrances Nil (specify the nature) including details of Any rights, title, interest, or name of any party in or over such land, is attached herewith.

That, we will abide by all the conditions of the Development 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 allottee(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 are considered to be supportive in nature and not restrictive, with reference to the interest of Allottees of project.

Deponent

1) Jitendrabhai Patel

2) Kamleshbhai Panchal

3) DHARAMSINH RAJABHAI MAKWANA
Sandipbhai Nivrutti Prajapati
PARTNER

Sandipbhai Prajapati

SOLEMNLY AFFIRMED
BEFORE ME

A. L. PATEL

NOTARY
GOVT. OF GUJARAT(INDIA)

SERIAL No. 3486
DATE 24-6-19
BOOK No. 19
PAGE No. 345

Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at _____ on this _____ day of _____

Deponent

- 1) Patel Jit
Jitendrabhai Patel
- 2) X Kamlesh T Panchal
Kamleshbhai Panchal
- 3) DHARAMSINH RAJABHAI MAKWANA
Sandipbhai Nivrathi Prajapati
PARTNER

Sandipbhai Prajapati

SOLEMNLY AFFIRMED
BEFORE ME

A.L.P.
A. L. PATEL

NOTARY
GOVT. OF GUJARAT (INDIA)





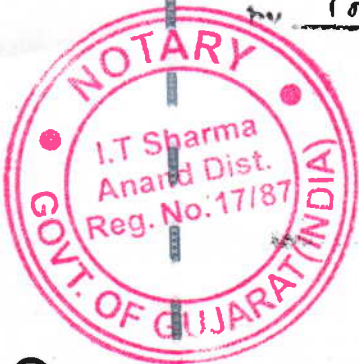
गुजरात गुजरात GUJARAT

24 JUN 2019

BS 894989

SL No. 975 Date 24/6/19
FIO: 24/6/19 24/6/19
by गिरीश मोहन. प्रजापति

Postmaster (HSG:1)
Anand HO - 388001



Affidavit Cum Declaration

**Affidavit cum declaration of Mr. Sandipbhai Prajapati
authorized Signatory of M/s Dharamsinh Rajabhai Makwana
for the project Utsav Park situated at B/h Gokul Bunglows,
Thamra Road, Umreth-388220.**

I Sandipbhai Prajapati authorized signatory of proposed project duly authorized by the promoter of the project, do here by, solemnly declare, undertaken 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.

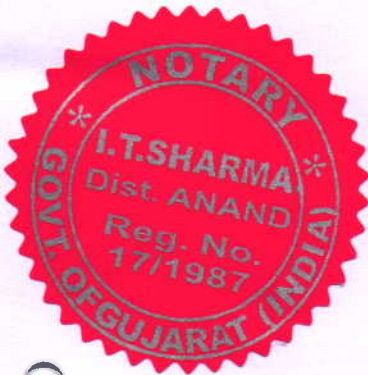
We understand that the entire responsibility for the same will be that of promoter / Architect / Engineer / Site Supervisor / Landowner.

IDENTIFIED BY ME
Zeeshan
ADVOCATE



DHARAMSINH RAJABHAI MAKWANA
Sandipbhai Navinbhai Prajapati
PARTNER

Deponent
Sandipbhai Prajapati



Dt 24-06-19 Reg. No. 4283/19
Solemnly Affirm and Declare
Mr. *S. N. Prajapati*
Who is Identified by *S. V. Pathan*
whom know Personally *Advocate*

Notary Public I.T. SHARMA

ISHWARIBEN T. SHARMA
NOTARY PUBLIC
Shri Ram Society, Near City Bus Stand,
V.V. Nagar-388120, Ta. & Dist. Anand

