

SERIAL NO. : 44
BOOK NO. : A
PAGE NO. : 7

B. R. JOSHI
NOTARY

7 JAN 2023

MUTAN NAGRIK SAHKARI BANK LTD.
NARANPURA BRANCH
AHMEDABAD - 13
GUJ/SOS / AUTH / AN / 32 / 2005

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INDIA

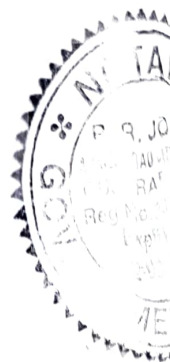
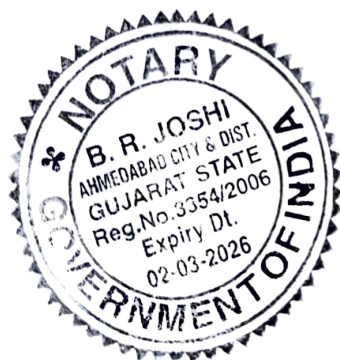


DECLARATION cum AFFIDAVIT

Affidavit cum Declaration of AVNISH MAFATLAL PATEL on behalf of M/s Anusthan Developers, promoter of the proposed project and duly authorized by the promoter of the proposed project, vide its authorization letter dated 07/10/2022

I, AVNISH MAFATLAL PATEL promoter of the proposed project and duly authorized by the promoter of the proposed project do hereby solemnly declared, undertake and state as under:

1. Anusthan Developers has a legal title to the land on which the development of the proposed project is to be carried out.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30-06-2025
4. That seventy percent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be 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 That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter shall get the accounts audited within six months after the end of every financial year by an 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 have been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

AVNISH MAFATLAL PATEL

Amr Patel

PARTNER on behalf of Anusthan Developers

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ahmedabad, on this ____ day of 7 JAN 2023

AVNISH MAFATLAL PATEL

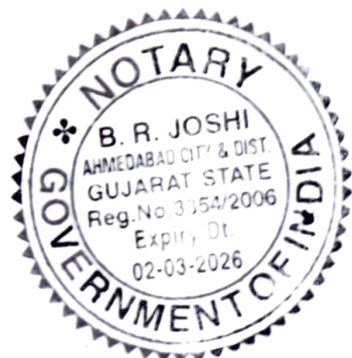
Amr Patel

PARTNER on behalf of Anusthan
Developers



SIGNED
BEFORE ME

B.R. Joshi
B. R. JOSHI
NOTARY
GOVT. OF INDIA
7 JAN 2023





भारत सरकार
GOVERNMENT OF INDIA



अवनीश मफतलाल पटेल
Avnish Mafattal Patel
जन्म तारीख / DOB : 11/01/1976
पुरुष / MALE



7670 2924 2800

आधार - सामान्य माहसुली अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सम्बन्ध:

पिता/माता का नाम: मफतलाल पटेल,
डी-ए-1, प्रमुख पार्क, अईसी ज़ोनल
ऑफिस बी पाठन, 132 फीट रिंग रोड,
नारनपुरा, अहमदाबाद शहर, अहमदाबाद,
गुजरात, 380013

Address:

S/O: Mafattal Patel, B-G-1,
Pramukh Park, B/H, AEC Zonal
Office, 132 Feet Ring Road,
Naranpura, Ahmedabad City,
Ahmedabad, Gujarat, 380013



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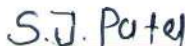
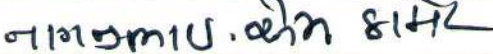
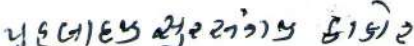
Anusthan Developers

B-G-1, Pramukh Park, B/h. AEC Zonal Office, 132 Feet Ring Road, Naranpura, Ahmedabad-380013

Authorization Letter

We the Partners of M/s. **ANUSTHAN DEVELOPERS** being personally unable to be present before AMC, UGVCL, Sub Registrar for Plan Passing, Developers License in competent authorities for different type of work Dastavej, Banakhat of Members and also authorize to transaction with government and semi government authorities, R.O.F., RERA Work, We are desirous of appointing our any one of the partner namely **AVNISH MAFATLAL PATEL** to be our true and lawful authority in our company and on our behalf to do different type of work like to make, sign, declare and affirm all applications, affidavits, indemnity bond declaration in respect of work

All his actions in relation to this business will be binding on me/ us.

S.No.	Full Name Designation/Status	Signature
1.	AVNISH MAFATLAL PATEL (Partner)	
2.	RAJESH MAFATLAL PATEL (Partner)	
3.	SACHINKUMAR JITENDRAKUMAR PATEL (Partner)	
4.	BHAVIK MADHAVLAL PATEL (Partner)	
5.	CHANDRAKANT DHANJIBHAI PATEL (Partner)	
6.	VIPULBHAI DHANJIBHAI PATEL (Partner)	
7.	NAGJI MANSANG THAKOR (Partner)	
8.	PRAHLADJI SURSANGI THAKOR (Partner)	

Acceptance as an authorized signatory

I **AVNISH MAFATLAL PATEL** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

FOR, **ANUSTHAN DEVELOPERS**



PARTNERS

Signature of Authorised Signatory

Designation/Status : Partner

Place: Ahmedabad

Date: 09/01/2022