



Serial No. 0854-2019
K. B. Bhatt
NOTARY
GOVT. OF INDIA

Form B

13 JUN 2019

Rules 3 (4) of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

Affidavit cum Declaration

Project name: "Nandanvan Heights"; Situated on the Plot Bearing Block No. 76 and 77, Sub Plot No: B-28 of FP No. 6/1/1 of T.P. Scheme No. 2 of mouje Ghuma, Taluka: Daskroi, Dist: Ahmedabad Pin 380058.

Affidavit cum declaration of Mrs. Sarojben Divyesh Patel the proprietor of **Umiya Developers**, the promoter of the proposed project "Nandanvan Heights";

I, Mrs. Sarojben Divyesh Patel the proprietor of **Umiya Developers**, the promoter of the proposed project "Nandanvan Heights", do hereby solemnly declare, undertake and state as under That:

1. Sai Association has a legal title to the land on which the development of proposed project "Nandanvan Heights" is to be carried out

And

A legally valid authentication 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 land is free from all encumbrances.
3. The time period within which the project shall be completed by us is 31st December 2023.
4. Seventy percent of the amounts realized by 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 The amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the Project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

UMIYA DEVELOPERS





7. 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 account 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the act.

For, Umiya Developers

UMIYA DEVELOPERS
Sretel

Mrs. Sarojben **PROPRIETOR**

Deponent

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 Mrs. Sarojben Divyesh Patel on 12-June 2019.

**SOLEMNLY AFFIRMED
BEFORE ME**

Kalpna Chhotalal Brahmbhatt
**KALPNA CHHOTALAL BRAHMBHATT
NOTARY
GOVT. OF INDIA**

13 JUN 2019

For, Umiya Developers

UMIYA DEVELOPERS
Sretel

Mrs. **MANDATE HOLDER**

Deponent



UMIYA DEVELOPERS
Sretel



ભારતીય વિશિષ્ટ ઓળખાણ પ્રતિષ્ઠા

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણી નંબર / Enrolment No.: 1207/92373/03577

To

સરોજબાલા દિવ્યેશ પટેલ

Sarojba Divyesh Patel

W/O Divyesh Narandas Patel

86, Vrajvihar society Gala GYM khana Road

Opp. Basantbahar Bopal Daskroi

Bopal Ahmadabad

Gujarat 380058

9426404882

02/02/2012

11330063



UG113300633IN



UMIYA DEVLOPERS

Signature
MANDATE HOLDER

તમારો આધાર નંબર / Your

No. :

7491 0354 3538

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
GOVERNMENT OF INDIA

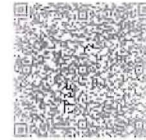


સરોજબાલા દિવ્યેશ પટેલ

Sarojba Divyesh Patel

જન્મજી વર્ષ / Year of Birth : 1967

સ્ત્રી / Female



7491 0354 3538

આધાર - સામાન્ય માણસનો અધિકાર

Saroj. D. Patel



Serial No. 855-2019
K. B. Divyesh Patel
NOTARY
GOVT. OF INDIA
Form B-1 13 JUN 2019

No Stamp

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

Affidavit cum declaration of Mrs. Sarojben Divyesh Patel sole proprietor of Umiya Developers and promoter of the proposed project **Nandanvan Heights**;

I, Mrs. Sarojben Divyesh Patel sole proprietor of Umiya Developers and promoter of the proposed project **Nandanvan Heights** do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with Sai Association by way of registered Development agreement, registered on date 03/06/2019 at sub registrar office Bopal, Ahmedabad-9 to develop the land bearing Block No. 76 and 77, Sub Plot No: B-28 of FP No. 6/1/1 of T.P. Scheme No. 2 of mouje Ghuma, Taluka: Daskroi, Dist: Ahmedabad Pin 380058;
2. That Sai Association 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 authentication copy of the agreement between such owner and me/us (the promoter) for development for 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 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 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 unit/apartments.

For, Umiya Developers

UMIYA DEVELOPERS

Sarojben

MANDATE HOLDER

Mrs. Sarojben Divyesh Patel

Authorised Signatory

NU IAN NAGRIK SAHAKARI
BANK LTD.
BOPAL BRANCH, ORCHID CENTER
AHMEDABAD - 382416
REGD. NO. 1582 / AV 1382 / 2016
STAMP DUTY
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SPECIAL ADHESION
365460
GUJARAT
12.6.2019
INDIA

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 Ahmedabad on this 12 day of June, 2019

For, Umiya Developers

UMIYA DEVELOPERS

Seetal

MANDATE HOLDER

Mrs. Sarojben Divyesh Patel

Authorised Signatory



**SOLEMNLY AFFIRMED
BEFORE ME**

K. Chhotalal Brahmhatt

**KALPNA CHHOTALAL BRAHMBHATT
NOTARY
GOVT. OF INDIA**

13 JUN 2019



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAROJBEN DIVYESHBHAI PATEL

MAGANBHAI DAVJIBHAI PATEL

01/01/1969

Permanent Account Number
ACTPP7537Q

Saroj. D. Patel



08092012

UMIYA DEVELOPERS
Sutel
MANDATE HOLDER

Saroj. D. Patel



883

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Form B-2

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

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT,

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. Mrs. Sarojben Divyesh Patel sole proprietor of Umiya Developers and promoter of the proposed project;
AND
M/s Sai Association owners/lessors of the project land;

We, 1) Mrs. Sarojben Divyesh Patel sole proprietor of Umiya Developers and promoter of the proposed project, AND 2) Mr. Divyeshbhai Patel chairman of Sai Association on behalf of Sai Association owner/lessor of the project land do hereby solemnly declare, undertake and state as under

- A. We have entered into registered development agreement/ Development Agreement, Registered on date 03/06/2019 at sub registrar office Bopal, Ahmedabad-9 to develop the land bearing Block No. 76 and 77, Sub Plot No: B-28 of FP No. 6/1/1 of T.P. Scheme No. 2 of mouje Ghuma, Taluka: Daskroi, Dist: Ahmedabad Pin 380058;
- B. That Sai Association 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 the encumbrances.

- C. That, we will abide by all the conditions of the Development agreement and fulfill all our obligations 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 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.

UMIYA DEVELOPERS

Super

PROPRIETOR

For, Umiya Developers

Mrs. Sarojben Divyesh patel

Authorised Signatory

SAAI ASSOCIATION

No Stamp.

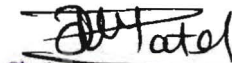
Serial No. 0833

NOTARY
GOVT. OF INDIA
3 JUN 2019

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SPECIAL ADDRESS
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12.6.2019
365460
GUJARATI
BOPAL BRANCH ORCHID CENTER
BANK LTD.
NUJIAN NAGRIK SAHAKANI
भारत
३५२३८

For, Sai Association

SAAI ASSOCIATION



Chairman Secretary

Mr. Divyeshbhai Patel

Chairman

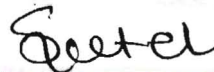
Verification

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 Ahmedabad on this 12 day of June 2019

For, Umiya Developers

UMIYA DEVELOPERS



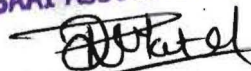
MANDATE HOLDER

Mrs. Sarojben Divyesh patel
Authorised Signatory



For, Sai Association

SAAI ASSOCIATION



Chairman Secretary

Mr. Divyeshbhai Patel

Chairman



SOLEMNLY AFFIRMED
BEFORE ME



KALPNA CHHOTALAL BRAHMBHATT
NOTARY
GOVT. OF INDIA

13 JUN 2019





ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીનો અંગક / Enrolment No.: 1207/92374/00827

To
દિવ્યેશ એન પટેલ
Divyesh N Patel
S/O Narandas Patel
86, Vrajvihar Society,
Opp, Bashant Bahar Bopal Daskroi
Bopal Ahmadabad
Gujarat 380058
9426404882

06/02/2012



UG113305644H



તમારો આધાર નંબર / Your Aadhaar No. :

3449-7217-1736

આધાર - સામાન્ય માણસનો અધિકાર

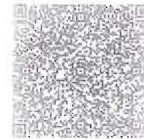


ભારત સરકાર
GOVERNMENT OF INDIA



દિવ્યેશ એન પટેલ
Divyesh N Patel
જન્મનું વર્ષ / Year of Birth : 1968
પુરુષ / Male

3449 7217 1736



આધાર - સામાન્ય માણસનો અધિકાર

SAAI ASSOCIATION

Chairman

Secretary