

300/-



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. Maheshkumar Narbherambhai Ghodasara promoter /duly authorized by the promoter of SUNFLORA HEIGHTS (Name of proposed project), vide its/his/her/their authorization dated 15.01.2019.

I, Maheshkumar Narbherambhai Ghodasara promoter/duly authorized by the promoter of SUNFLORA HEIGHTS 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 SUNFLORA HEIGHTS (Name of the proposed project) is proposed;

OR

_____ have/has a legal title to the land on which the development of _____ (Name 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.

Sunflora Real Estate LLP

Designated Partner

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 are as follow:

Owned of Name:	Sunflora Real Estat LLP
Type of Property:	Residential Appartment
Revenue Area:	Vill: Vajepar, Sub. Dist: Morbi, Dist: Morbi
Survey No:	R.S. No. 948/1 Paiki 1 and 948/1 paiki 2
Plot No. :	Plot No. 1
Land Area:	6403.35 Sq. Mtr.
Encumbrance Details:	Whole Project (Land and All Buildings) is under charge of Bank of India of Rs. 10.00 Crore by Mortgage Deed which is duly regd. with Sub Registrar of Morbi under Sr. No. 15184 Date: 05-09-2019



3. The time period within which the project shall be completed by me/us is 31st December, 2022.

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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Sunflora Real Estate LLP


Designated Partner

Deponent

Verification

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

Verify by me at Rajkot on this 30th Day of November, 2019

Sunflora Real Estate LLP


Designated Partner

Deponent



Solemnly affirmed before me by

Mahesh Y. Norbhai
Ghodner who is

Identified by Shri. P. M. Patel of

Advocate who is personally known to
me on this 30th day of Nov 2019


P. L. JOTANGIA
NOTARY

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Date 20/11/19