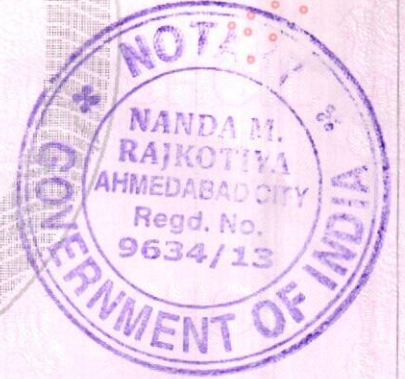




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ41920747408610T
Certificate Issued Date : 12-Apr-2021 11:33 AM
Account Reference : IMPACC (AC)/ gj13186711/ AHMEDABAD/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318671119813399480063T
Purchased by : PARESHBHAI M PADHARA
Description of Document : Article 14 Bond
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : PARESHBHAI M PADHARA
Second Party : NEELKANTH DEVELOPERS
Stamp Duty Paid By : PARESHBHAI M PADHARA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



SR.NO.: 13193/2021

NANDA M. RAJKOTIYA
NOTARY
GOVT OF INDIA

12 APR 2021



LB 0020685572

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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 **Shri Pareshbhai M Padhara**, partner/duly authorized by the promoter of firm **Pushkar Residency (Neelkanth Developers)**, the partners of the proposed project, vide their authorization dated 10th April, 2021;

I, **Pareshbhai M Padhara**, promoter/duly authorized by all the promoter/partners of the proposed project **Pushkar Residency (Neelkanth Developers)**, (Block No. 38, F.P. No. 58, Sub. Plot No. 1, TPS No. 75, Pushkar Residency, Near Shantikunj Binglows, B/h. Vimal Park Soc., Naroda Dehgam Road, Hanspura, Ahmedabad - 382330), do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project **Pushkar Residency (Neelkanth Developers)** is proposed:

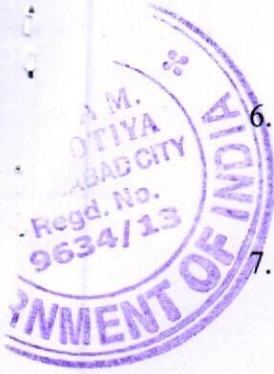
OR

Promoter has a legal title to the land on which the development **Pushkar Residency (Neelkanth Developers)** 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 promoters for development of the real estate project is enclosed herewith.

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 31st December, 2026.
4. That seventy per cent of the amounts realised by 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 scheduled 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 the 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 promoter 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 utilized for the project and the withdrawal has 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.

P. m. Rajkotiya
Deponent

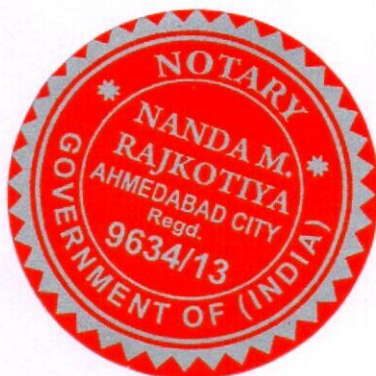
Verification

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

Verify by me at Ahmedabad on this 10th day of April, 2021.



P. m. Rajkotiya
Deponent



SIGNED
BEFORE ME

201
NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA

12 APR 2021

Date: 10-04-2021

To,
The Designated Officer,
Gujarat Real Estate Regulatory Authority,
Ahmedabad

Sub: Authorised person for all matters relating to the Real Estate (Regulation and Development) Act, 2016

We the partners of **Neelkanth Developers** hereby give authority to our partner **Shri Pareshbhai M Padhara** to make application, sign documents, furnish information and carry-out all activities in relation to the Real Estate (Regulation and Development) Act, 2016 on behalf of our firm.

Yours faithfully,

Persons giving authority

Sl. No.	Name of partner	Signature
1.	Kishan Vekariya	Kishan V Vekariya
2.	Jitendrakumar B Patel	Jeet
3	Hitendra R Patel	Hitendra R Patel
4	Umang G Devani	U.G. Devani

5	Jigarkumar D Patel	Jigarkumar D. Patel
6	Rajesh M Pethani	Rajesh
7	Chandresh N Talaviya	Chandresh N. Talaviya
8	Hiteshkumar M Kakadiya	Hitesh
9	Vimalkumar P Sangani	Vimal
10	Hareshbhai D Talaviya	Hareshbhai D. Talaviya
11	Akash R Dobaria	Akash

Person accepting authority

Sl. No.	Name of partner	Signature
1.	Pareeshbhai M Padhara	Pareeshbhai M. Padhara