



Affidavit cum Declaration of M/s. KANHA DREAMLAND promoter /duly authorized by the promoter of KANHA DREAMLAND, the proposed project, vide their authorization dated 01.04.2019

I, Dhaval Dipakkumar Thakkar duly authorized by the promoter of Kanha Dreamland do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of Kanha Dreamland is proposed.

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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31st December 2023
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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① ① Thamos.

Deponent

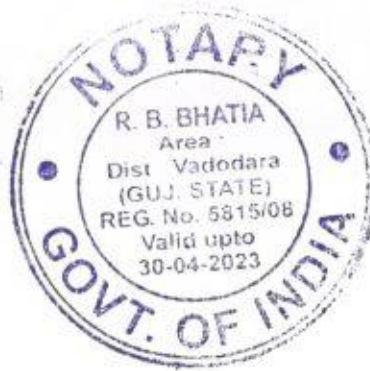
Verification

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

Verified by me at Vadodara on this 22nd day of April 2019

① ① Thamos.

Deponent



Solemnly Affirmed/Declared
Sworn Before me by st

Bhatia
23-04-19
RITABEN B. BHATIA
NOTARY
GOVT OF INDIA



ગુજરાત ગુજરાત GUJARAT

BU 162025

અંગુ. નં. ૧૮-૦૧૧ તા. ૧૮/૫/૨૦૧૯. ૧૦૦/-
ખરીદનારનું નામ કાન્હા. ડ્રીમલેન્ડ.
સરનામું કાન્હા. લક્ષ્મીચાંડી ના માટે લાપોદ. વડોદરા
હસ્તે સહી મિતલ
ધનરાયભાઈ હરીભાઈ પટેલ (સંપત્તિ વેપારી સહી)
૭, સોયલ પ્લાઝા, સંપત્તિરાય કોલોની, વેતલપુર રોડ,
અલકાપુરી, વડોદરા-૭ (તા. નં. ૬૬/૯૦ તા. ૧૮/૦૪/૯૦)

18 MAY 2019



No. 4073
Date 20/5/19

POWER OF ATTORNEY BY THE PARTNERS

TO ALL TO WHOM THESE PRESENTS SHALL COME, We the Partners of M/s KANHA DREAMLAND on this 01.04 2019

①. ①. Thakur.

Nand. D. Thakur

શ્રીમતી કાન્હા ડ્રીમલેન્ડ

જયશંકર ઇ

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(1) **Mr. Dhaval Dipakkumar Thakkar Son of Shri Dipakkumar Natvarlal Thakkar** aged about 37 years, residing at B/17/122, Associated Society, Opp. HDFC Bank, Near Radha Krishna Char Rasta, Akota, Baroda-390 020. **(Being the Party of the First Part)**

(2) **Mr. Naval Dipakkumar Thakkar Son of Shri Dipakkumar Natvarlal Thakkar** aged about 38 years, residing at B/17/122, Associated Society, Opp. HDFC Bank, Near Radha Krishna Char Rasta, Akota, Baroda-390 020. **(Being the Party of the Second Part)**

(3) **Mr. Dipakkumar Natvarlal Thakkar, Son of Shri Natvarlal Amratlal Thakkar** aged about 64 years, residing at B/17/122, Associated Society, Opp. HDFC Bank, Near Radha Krishna Char Rasta, Akota, Baroda-390 020. **(Being the Party of the Third Part)**

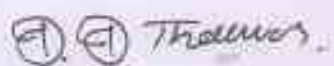
(4) **Mr. Jaysukhbhai Dulabhai Antala Son of Shri Dulabhai Shamjibhai Antala** aged about 41 years, residing at 58, Vrundavan Society, Mota Varacha Road, Surat **(Being the Party of the Fourth Part)**

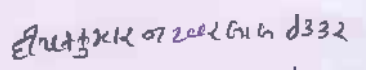
(5) **Mr. Harshit Alkesh Agrawal Son of Mr. Harshit Jugalkishore Agrawal** aged about 27 years, residing at B/5, Sunmoon Park Society, Near Akota Garden, Akota, Vadodara-390012 **(Being the party of the Fifth Part)**

(6) **Mr. Kaushikkumar Bhikhabhai Thakkar Son of Mr. Bhikhabhai Mohanlal Thakkar** aged about 38 years, residing at 3 Kalakruti Flat, Behind Vyayam Shala, Anand, Gujarat-388001 **(Being the party of the Sixth and final Part)**

Jointly and severally and as the partners of the said Firm appoint and constitute.

Mr. Dhaval Dipakkumar Thakkar Son of Shri Dipakkumar Natvarlal Thakkar aged about 37 years, residing at B/17/122, Associated Society, Opp. HDFC Bank, Near Radha Krishna Char Rasta, Akota, Baroda-390 020.


Dhaval Thakkar


Jaysukhbhai Antala


Kaushikkumar Thakkar



Our attorney or agent for "KANHA DREAMLAND" PROJECT with full authority and powers to do and execute all the following acts, deeds and things in the name and on the behalf of the said Firm or in our names and on our behalf and for us viz.

To carry on the business of the said partnership Firm M/s Kanha Dreamland in terms of the said Deed of Partnership Admission Deed dated 01/04/2018.

2. To buy and sell all goods and merchandise connected with the business of the said Firm and to pay and receive moneys in respect thereof.
3. To appoint managers, accountants, Clerks, peons and other persons for carrying on different types of work in connection with the said business, to pay their salaries, wages and other emoluments as are normally paid and if necessary to remove or dismiss any one or more of them as occasion may require.
4. To acquire any premises on rent or other terms for carrying on the business of the Firm, including godown, store rooms for storing goods.
5. To open one or more accounts in one or more Banks in the name of the Firm and to operate the same as well as those at present existing. To close any such account or accounts if necessary.
6. To draw, accept, negotiate, pay or satisfy any bills of exchange, promissory notes, cheques, hundies, drafts, Orders for payment or delivery of money, securities for goods, bills of lading, railway receipts and other negotiable instruments which the said attorney as partner may think necessary or desirable in the course of the business of the Firm and the promotion thereof.
7. To sign all applications and papers required for obtaining different kind of licenses and permits from any state Government or central government, Municipal corporation and any other local authorities required to be obtained under the law and to obtain such licenses and permits.

Further any one of them can sign the documents/sale deeds presented to registration authorities for sale deeds on behalf of the firm.

8. To borrow moneys as may be required from time to time for the business of the company from any bank by way of overdraft or cash credit account without security or with security by way of hypothecation or pledge of the goods and moveable assets of the Firm or by mortgage, equitable or legal of any immovable property of the Firm or by way of drawing hundies or in other way as possible and with such rate of interest and on such terms and conditions as the said Attorney may think fit.
9. To take any moveable property required for the business of the Firm on hire or on hire purchase basis on such terms as the said attorney may think proper and to enter into and execute agreements in that behalf.
10. To purchase, or take on lease or otherwise acquire any immovable property consisting of land or land with building or a flat or other premises in a building on

Dr. D. Thakur.

Dr. D. Thakur

Dr. D. Thakur

Dr. D. Thakur

Dr. D. Thakur



ownership basis or any godown, store room and other premises required for effectually carrying on the business of the Firm.

To sell or give on lease or otherwise dispose of any moveable or immovable property or assets of the Firm if not required by the Firm for its business or if it is profitable to do so on such terms as the said attorney may think fit.

12. To demand, receive, recover, and collect all debts outstanding, trade dues and all moneys or property due and payable to the Firm and to pass receipts for the same.
13. For all or any of the purposes herein contained to enter into and execute agreements, deeds of any nature. Such as deed of conveyance, deed of mortgage, deed of lease or sub lease, hire purchase agreement or any other deed or document required to be executed by or in favour of the Firm.
14. To lodge for registration all deeds executed by the said attorney or in favour of the Firm and which require registration under the law and to do all other acts and things required for completing registration and to pay stamp duties and registration charges in respect thereof.
15. To commence and prosecute any suit, or other civil or criminal proceedings or legal action in any civil or criminal court of law or Tribunals or Government offices having quasi judicial powers or forums and to recover any moneys or other property moveable or immovable to establish any legal right or to enforce any agreement or to claim and recover damages as may be necessary for the benefit of the business of the Firm.
16. To defend any suit or other legal proceedings against the Firm and its partners for recovery of any claim or money or property or any other cause of action.
17. For the purposes aforesaid, to sign, declare, verify or affirm plaints, written statements of defences, petitions, affidavits and other papers and applications as may be required from time to time.
18. To appoint advocates as and when required for advice or for conducting any matter of litigation or dispute in which the firm is involved and to pay their fees.
19. To insure the property of the firm for any risk and to pay the premium as and when it becomes due.
20. To appear before any Court, Judge, Government or other officer or authority and to represent the firm in connection with any matter concerning the firm.
21. To pay income tax and other taxes payable by the Firm and for that purpose to file income tax returns and produce Books of Account for assessment, and other documents to appear before Income Tax Officer and other Officers, to file appeals and other applications against any orders passed by the Income Tax Officer and other Officers or Appellate authority and for that purpose to engage Chartered Accountant, Tax Consultants and other experts.

① ① Thakur.

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Jayashree D

Naval - D. Thakur



To write and maintain accounts of all other dealings and business of the Firm and for purpose to maintain necessary Books of Accounts and to get them audited by a Chartered Accountant.

To agree to refer any dispute between the Firm and other party in any transaction or any claim made by or against the Firm for moneys or otherwise, to arbitration of one or more arbitrators and to attend such arbitration on behalf of and to represent the Firm and file all statements of claim, defences and evidence before the Arbitrator or Arbitrators.

24. To compound, compromise or settle any claim due to or due by the Firm from or to any person on such terms and conditions as the said attorney may think fit or to abandon or waive any claim including a claim in any suit or legal proceeding.
25. To attend meetings of the shareholders of any company or corporation in which the Firm is a shareholder or any one or more partners of the Firm is or are a shareholder or shareholders as such and to exercise all the rights of the share holder in such meeting or otherwise.
26. And generally to do and execute all acts and deeds and things as are necessary to be done or executed for the business of the said Firm and which we would be required to do personally in the absence of this power of Attorney. And we agree to ratify all such lawful acts deeds and things done and executed by the said attorney pursuant to these presents as well as partners of the said Firm.

D. D. Thakur
and D. Thakur

एतद्गृहीतमस्तु १३३२

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IN WITNESS WHEREOF We,

Signed and delivered by within named

Sr.No.	Name	Signature	
1	Mr. Dhaval Dipakkumar Thakakr (Being Party of First Part)		 
2	Mr. Naval Dipakkumar Thakakr (Being Party of Second Part)		 
3	Mr. Dipakkumar Natvarlal Thakkar (Being Party of Third Part)		 
4	Mr. Jaysukhbhai Dulabhai Antala (Being Party of Fourth Part)		 
5	Mr. Harshit Alkesh Agrawal (Being Party of Fifth Part)		 



Mr. Kaushikkumar Bhikhabhai
Thakkar (Being Party of Sixth
Part)

[Signature]



In presence of: -

[Signature]

(Witness)

Accepted by

Signed and delivered

Sr.No.	Name	Signature	
1	Mr. Dhaval Dipakkumar Thakkar (Being Party of First Part)	<i>[Signature]</i>	



In the presence of

[Signature]

(witness)



ATTESTED
Nirmala B. Harpale
20/15/2021
NIRMALA B. HARPALE
NOTARY



गुजरात गुजरात GUJARAT

BU 161822

REG.SR.NO. 4499 DATE 12 JUN 2019
NAME धवल दिपक कुमार ठाकर
ADDRESS रथसोसा रोड, सोसा. चकोरा, (G) २२
BY मोहम्मद जल्फिकार म. शाह
NAME & ADDRESS
MOHAMMADZULFIKAR M. SHAIKH
OFF H.M. DABHOIWALA'S LUDOWN,
NR. CHURCH, GENDIGATE, VADODARA-17
STAMP VENDOR'S SIGN
LICENCE NO. 98 / 21-10-93
5TH FLOOR, KUBER BHAVAN
KOTHI COMPOUND,
KOTHI, VADODARA-1



Reg. No. : 3181
Date : 15/06/2019

Affidavit Cum Declaration

Affidavit Cum Declaration of Mr. Dhaval Dipakkumar Thakkar, authorised

signatory of Kanha Dreamland for the project -Kanha Dreamland situated at F.P. No. 144, Opp. Kanha Luxuria Nr. Parivar Char Rasta, Waghodiya Road, Vadodara.

I, Dhaval Dipakkumar Thakkar authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare undertake 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 Supercusir/Land Owner.

Deponent



① ① Thakkar.



Solemnly Affirmed/Declared

Sworn Before me by

Bhat
15.06.19
RITABEN B. BHATIA
NOTARY
GOVT OF INDIA