

Sr. No. 71479/2020

R. G. KOSHTI  
NOTARY  
GOVT. OF GUJARAT

NUJIAN NAGRIK SAMAJAKI  
BANK LTD.  
MANNAGAR BRANCH,  
AHMEDABAD - 380001

FORM 'B'

(See rule 3(4))



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SPECIAL ADHESIVE

Rs. 0000300

15.9.2020

365409

GUJARAT

\*\*Zero\*Zero\*Zero\*Zero\*ThreeZero\*Zero\*\*\*

7499 0932751

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. Mitesh N. Patel** promoter of **SHANTI BUILDCON (Project Name : PUSHKAR HILL)**, vide its/his/her/their authorization dated **September 14, 2020**

I, **MITESH N. PATEL** promoter of **SHANTI BUILDCON (Project Name: PUSHKAR HILL)** do hereby solemnly declare, undertake and state as under that;

1. we have a legal title to the land on which the development of **PUSHKAR HILL** 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.

2. The said land is free from all encumbrances.

OR

Details of encumbrance's \_\_\_\_\_ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is **DECEMBER 31, 2026**.

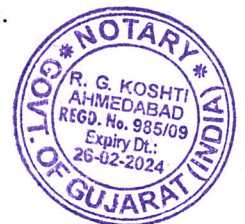
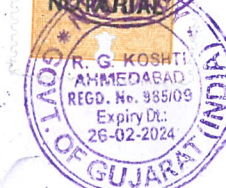
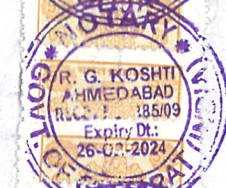
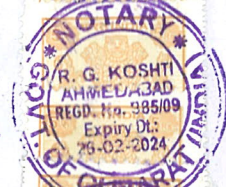
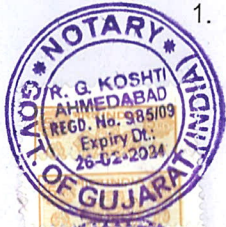
4. Seventy per cent of the amounts realised by me/us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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. 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.

For, SHANTI BUILDCON  
Mitesh. M. Patel  
Partner

Deponent

Verification

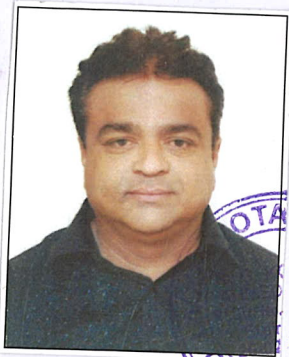
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at AHMEDABAD on this 16 SEP 2020 day of \_\_\_\_\_

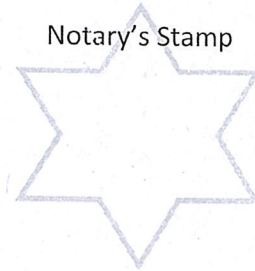


For, SHANTI BUILDCON

Mitesh. M. Patel  
Partner  
Deponent



Notary's Stamp

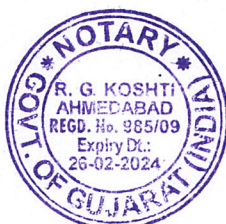


SERIAL NO. H27499 DATE: 15/09/2020  
NAME OF THE PURCHASER:- Mitesh N Patel  
ADDRESS:- A'had

VALUE Rs.: 300/-

LICENCE No. GUJ/SOS/AUTH/AV/254/2009  
NUTAN NAGARIK SAHAKARI BANK LTD  
MANINAGAR BR. AHMEDABAD-380 008.

SIGNED  
BEFORE ME



R. G. KOSHTI  
NOTARY  
GOVT. OF GUJARAT

16 SEP 2020



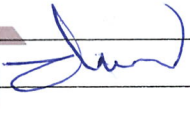
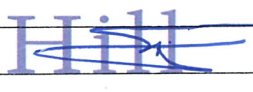
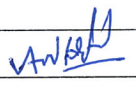
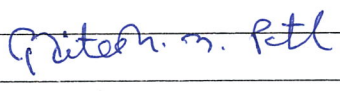
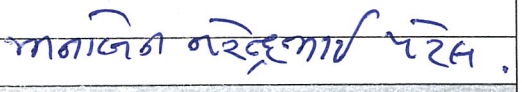
Dt.

## AUTHORITY LETTER

We, the undersigned, partners of **M/s. SHANTI BUILDCON** hereby authorise one of our partners viz. **SHRI MITESH N. PATEL** as our Project Head of our project site named **PUSHKAR HILL** which is situated at **TP Scheme No: 92 (Hathijan 02)** and **FP 06**.

He will be the authorized representative for the Gujarat RERA compliance work and do all legal, financial, technical work of the said site.

We all partners confirm the above:

| Sr. No. | Name of the Partner    | Signature                                                                             |
|---------|------------------------|---------------------------------------------------------------------------------------|
| 1       | CHATURBHAI R PATEL     |  |
| 2       | HARSHITBHAI C PATEL    |   |
| 3       | SANJAYBHAI H CHODVADIA |   |
| 4       | APURVABHAI N PATEL     |   |
| 5       | MITESHBHAI N PATEL     |   |
| 6       | MINABEN N PATEL        |   |

Place:: Ahmedabad

Date:: 14/09/2020