



**MIRACLE
INFRA**

26 th , TIMBER MARKET, OPP. SBI BANK ,HARNI, VADODARA - 22

MO. 8796 119811

To,
Real Estate Regulatory Authority
4th Floor, SahyogSankul,
Sector-11, Gandhinagar – 382010

Date: 13/05/2019.

Dear Sir,

We authorise **MR. CHANDRESH VELJIBHAI PATEL** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

1. VANITABEN VELJIBHAI PATEL	:	
2. DINESHKUMAR VELJIBHAI PATEL	:	<u>D.V. Patel</u>
3. SMITABEN DINESHBHAI PATEL	:	<u>S. D. Patel</u>
4. CHANDRESH VELJIBHAI PATEL	:	<u>Chandresh</u>
5. MANISHA CHANDRESH PATEL	:	<u>Manisha. C</u>
6. ASHOK RATANSHI PATEL	:	<u>Ashok</u>
7. MAHESH RATANSHI PATEL	:	<u>Mahesh</u>
8. HARISHKUMAR HIMMATBHAI PATEL	:	<u>Harish</u>
9. DHAVAL HIMMATBHAI PATEL	:	<u>Dhaaval</u>
10. MEHUL HIRJIBHAI PATEL	:	<u>Mehul</u>
11. RINKAL MEHULBHAI PATEL	:	<u>R.M. Patel</u>

Authority Accepted by:

CHANDRESH VELJIBHAI PATEL :

Chandresh

For MIRACLE INFRA
Chandresh
PARTNER

James

Affidavit cum Declaration of **Mr. CHANDRESH VELJIBHAI PATEL** promoter /duly authorized by the promoter of "**SEVEN SKY**", situated Harni- Sama Link Road, Opp. Lake Zone , Nr. Gada Circle, Harni, Vadodara – 390022, Tehsil & District - Vadodara, State - Gujarat.

Vide its/his/her/their authorization dated 13/05/2019

I, **CHANDRESH VELJIBHAI PATEL** promoter/duly authorized by the promoter of "**MIRACLE INFRA**" 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 "**SEVEN SKY**" is proposed;

OR

MIRACLE INFRA have/has a legal title to the land on which the development of "**SEVEN SKY**" is to be carried out;

AND

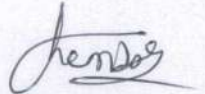
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. The said land is free from all encumbrances.

OR

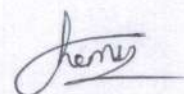
Details of encumbrance's NA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is 31/12/2022
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.

Deponent

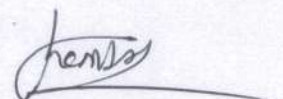


CHANDRESH VELJIBHAI PATEL
(Authorized Partner of MIRACLE INFRA)

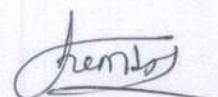
VERIFICATION

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 VADODARA on this 15 day of MAY, 2019.

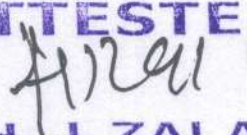


Deponent



CHANDRESH VELJIBHAI PATEL
(Authorized Partner of MIRACLE INFRA)



ATTESTED

H. J. ZALA
NOTARY (Govt. of INDIA)



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

66AA 756861

अनुक्रम नं./नं. 780 दिनांक 2019
अरीद्वार नं. मीरीडी, एन्डी
संस्था/सं. लेड प्रो.सम. एन्डी- एन्डी
पत्ते 20/04/2019

तलाठी अभिय प्रतिकुमार
स्टेम्प वेन्डर
बी-12, 2/मिपाट सोसाबटी
नवली रोड, पडोडा.

स्टेम्प वेन्डरनी सही
लापस-ब नं. 24/2019
ता. 10/04/2019
मो. 64653/81



Regd. No.: 789
DATE 5/6/2019
B. B. SARGARA
Notary (Govt. of Gujarat)

FORM B-I

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER



Signature

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

66AA 756859

अनुक्रम नंबर 778 ता. 14.12.2019

भरीदार नाम श्री. र. डी. ल. री. री.

सरनाम श्री. र. डी. ल. री. री. 95/121

पक्ष श्री. र. डी. ल. री. री.

तलाठी अभय प्रतिकुमार
स्टेम्प वेन्डर
बी. 14, आरिवाट सोसायटी
झण्डी रोड, पडोरा.

स्टेम्प वेन्डरनी सही
सापस-स नं. 24/2019
ता. 10/04/2019
फो. 646585111



FORM B-I

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Handwritten signature

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

66AA 756860

अनुक्रम नंबर ४४९ ता. ३१/११/२०१८

परिद्वार नं. श्री. डी. ए. ए. १

सरनाभुं ६६२१०१ सा. ६२११-६२१२

जमा (x) परसे २६२११११

तलाटी अलय प्रतिबुमार
स्टेअ वेन्डर
बी-४, आर्गिवाट रोसायटी
अली रोड, पकोटा.

Stehy
स्टेअ वेन्डरजी लडी
लापस-स नं. २५/२०१३
ता. १०/०५/२०१३
मो. ८५८६६४१११



FORM B-1

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

जमा



ગુજરાત ગુજરાત GUJARAT

66AA 756863

અમુક નંબર ૧૪૨ તારીખ ૩૦/૦૧/૨૦૧૮
 ખરીદનારનું નામ મી. રાજેન્દ્ર સિંહ રાજા
 સંસ્થાનું નામ નિર્મલ એસ્ટેટ પ્રા. લિ., વલોદા.
 જમીન ૨૦૦૬૨૦૦૦ ચો. ફીટ

તલાટી અભય પ્રતિકુમાર
 સ્ટેશન વેન્ડર
 બી-૧૨, આરિયાટ સોસાયટી
 બાણી રોડ, વલોદા.

સ્ટેશન વેન્ડરની સહી
 નામક-સા નં. ૨૫/૨૭૧૭
 તા. ૧૭/૦૫/૨૦૧૭
 મો. ૯૫૬૬૭૬૩૩૩



FORM B-I

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Handwritten signature

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Chandresh Patel duly authorized by the promoter of the proposed project Seven Sky, vide their authorization dated 13 may 2019

I Chandresh Patel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We have entered into an agreement with Mr.Chandresh Patel,Mr.Dinesh Patel,Mrs.Vanitaben Patel,Mrs.Kamlaben Patel,Mr.Ratanshi Patel,Mr.Hirjibhai Patel,Mr.Himatbhai Patel, by way of registered Development agreement Registered on 30/04/2019 Agreement No:5418 at sub Registrar office Bapod, Vadodara to develop the land bearing Survey NO:83/1,FP No:123, TP 1 Harni, Vadodara of said land;
2. That Mr.Chandresh Patel,Mr.Dinesh Patel,Mrs.Vanitaben Patel,Mrs.Kamlaben Patel,Mr.Ratanshi Patel,Mr.Hirjeebhai Patel,Mr.Himatbhai Patel have/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 the promoter: Miracle Infra for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

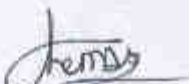
OR

That details of encumbrances **NONE** including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That we will abide by all the conditions of the Development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments 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, we will be liable for fulfillment of our obligations under the Act towards the allottees of the units/apartments.



Verification


Deponent

Chandresh V Patel
Authorised Partner of
Miracle Infra

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 Vadodara on this 5th day of June 2019




Deponent

BEFORE ME


B.B. SARGARA
NOTARY (Govt. of Gujarat)



ગુજરાત ગુજરાત GUJARAT

783

66AA 756864

અનુક્રમ નંબર 783 મારીમ 31/6/19 સુધી =
અને નોંધણી નામ 20-દેરા પટેલ
સંબંધી 21-01-21 સુધી, જે 21-દેરા
પટેલ



તલાટી અભય પ્રતિકુમાર
સ્ટેમ પેસ્ટ
બી-૪૨, આડિયાદ સોસાયટી
બરોડા રોડ, વડોદરા.

Bhagy
સ્ટેમ પેસ્ટ સહી
બાપત નં. ૨૫/૨૦૧૭
તા. ૧૦/૦૫/૨૦૧૭
મો. ૯૫૮૬૭૬૪૧૧૧

Regd. No.: 1758
DATE 5 / 6 / 2019
B. B. SANGHARA
Notary (Govt. of Gujarat)

FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Jumara



Kh Patel

D. V. Patel

અનુક્રમ નંબર 783 મારીમ 31/6/19 સુધી =
અને નોંધણી નામ 20-દેરા પટેલ
સંબંધી 21-01-21 સુધી, જે 21-દેરા પટેલ

Jumara



ગુજરાત ગુજરાત GUJARAT

66AA 756868

અનુક્રમ નંબર૪૬૭.....તારીખ ૩૦/૦૧/૨૦૧૭
ખરીદનારનું નામશ્રી. દેવેશ. પ. દેવેશ.....
સરનામું૨૧૦/૧૦૧૧, વડોદરા.....
જમીનપ્રતિ.....

Junag (X)

તલાટી અભય પ્રતિકુમાર
સ્ટેમ્પ વેન્ડર
બી-૪૨, આરિયાટ સોસાયટી
બરણી રોડ, વડોદરા.

Shrey

સ્ટેમ્પ વેન્ડરની સહી
"ભાયસન્" નં. ૨૫/૨૦૧૭
તા. ૧૦/૦૫/૨૦૧૭
મો. ૯૫૮૬૭૬૪૧૧૧

FORM B-2



JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Junag



Shrey

Shrey

અનુક્રમ નંબર ૪૬૭ તારીખ ૩૦/૦૧/૨૦૧૭

ખરીદનારનું નામ શ્રી. દેવેશ. પ. દેવેશ

Junag

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

66AA 756866

अनुक्रम नं. ७६८८ तारीख ०६/११/२०१९

भरीदार नाम २०-६-२१ यशवंत

सदनाम २५/११/१९, ल. ०६/६/६/६

हस्ताक्षर

तलाठी अभय प्रतिकुमार
स्टेम्प वेन्डर
जी-४४, आर्गिवाट सोसायटी
झरणी रोड, पडोदरा.

स्टेम्प वेन्डरनी सही
बायसेन्स नं. २५/२०१९
ता. १०/०५/२०१९
मो. ९५८६७५४१११



FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

हस्ताक्षर



हस्ताक्षर

हस्ताक्षर

सहस्रमाला एम.एन.पटेल एम.एन.पटेल

सहस्रमाला एम.एन.पटेल

हस्ताक्षर

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

66AA 756865

अनुक्रम नं. 784, तारीख 16/11/2019
अरीद नरनुं नाम ...
सरनामुं ...
हस्त ...

(Signature)

(Signature)

तलाटी अलय प्रतिकुमार
स्टेम्प वेन्डर
बी-४२, आरिवाट सोसायटी
ब्रह्मी रोड, पडोदा.

स्टेम्प वेन्डरनी सही
"सायस-स नं. २५/२०१७
ता. १०/०५/२०१७
मो. ८५८६७५४१११



FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

(Signature)



(Signature)

शिवरामजीजी...

(Signature)

राजसा' मा' अ.प.प. अ.प.प.

(Signature)

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

66AA 756867

अनुक्रम नं. ७८६ तारीख ३१/१२/२०१९
परिचालन नाम ...
सं. ...
...
...

तलाठी अलय प्रतिकुमार
स्टेप वेन्डर
वी-२, आशिषाट सोसायटी
ब्रह्मी रोड, वडोदरा.

स्टेप वेन्डरनी सही
"दायस-स नं. २५/२०१९
ता. १०/०५/२०१९
मो. ८५८६७५४१११



FORM B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE
LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

...



...

...

...

...

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr. Chandresh Patel duly authorized by the promoter of the proposed project Seven Sky, vide its/his/their authorization dated 13 may 2019

AND

- 2) Mr.Chandresh Patel,Mr.Dinesh Patel,Mrs.Vanitaben Patel,Mrs.Kamlaben Patel,Mr.Ratanshi Patel,Mr.Hirjibhai Patel,Mr.Himatbhai Patel Owners of project land

we, 1) Miracle Infra – Represented by Authorised partner Mr. Chandresh Patel promoter of duly authorized by the promoter of the proposed project Seven Sky, AND 2)Mr.Chandresh Patel,Mr.Dinesh Patel,Mrs.Vanitaben Patel,Mrs.Kamlaben Patel,Mr.Ratanshi Patel,Mr.Hirjibhai Patel,Mr.Himatbhai Patel owners the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement Registered on date 30/04/2019 Registered No:5418 at sub Registrar office Bapod Vadodara to develop the land bearing Survey NO:83/1,FP No:123, TP 1 Harni, Vadodara of said land;
- B. That Mr.Chandresh Patel,Mr.Dinesh Patel,Mrs.Vanitaben Patel,Mrs.Kamlaben Patel,Mr.Ratanshi Patel,Mr.Hirjibhai Patel,Mr.Himatbhai Patel have/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 encumbrances. OR That details of encumbrances NONE (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.
- C. That, we will abide by all the conditions of the Development agreement and fulfil all our obligations under the said agreement, specifically the obligation 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.

Chandresh



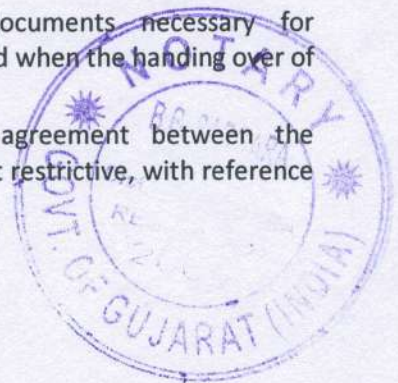
kh Patel

D.V. Patel

Ratanshi Patel

અન્ય મિત્રોની પાસેથી સહી મેળવી

Chandresh





Chandresh Patel

Deponent

1. Promoter of Project
For Miracle Infra – Authorised Partner
Chandresh Patel
2. Land Owners



Vanitaben V. Patel



Kamalaben Patel
kh Patel



Dinesh Patel
D.V. Patel



Chandresh Patel
Chandresh Patel



Ratanbhai Patel
रतनभाई मल्लवजी



Himmatbhai Patel
हममतभाई मल्लवजी



Himmatbhai Patel
हममतभाई मल्लवजी

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 Vadodra on this day of June 2019

Chandresh Patel
Deponent

1. Promoter of Project
For Miracle Infra – Authorised Partner
Chandresh Patel
2. Land Owners

kh Patel

D.V. Patel

2. Land Owners

Chandresh Patel

रतनभाई मल्लवजी - हममतभाई मल्लवजी

हममतभाई मल्लवजी



ATTESTED
B.B. Sargara
B. B. SARGARA
NOTARY (Govt. of Gujarat)



गुजरात गुजरात GUJARAT

BU 326189

खरिद कर १००/-

नवीननारु नाथ ।

अध्यापक :

पते २०२

For MIRACLE INFRA

Authorised Signatories

शेखर जेठवाला
स्टेम्प वेन्डर

लागतलक्ष्मी बिल्डींग, राणावास,
इलेक्ट्रॉनिक, वाडोदरा - ३६० ००२.
लायसन्स नं. ५, ता. २८-१२-२००१



Sr.No. 27057
Date: 25/6/2019

Affidavit cum Declaration

For MIRACLE INFRA

Shamsh
PARTNER

Affidavit cum declaration of Mr. CHANDRESH VELJIBHAI PATEL Authorized signatory of MIRACLE INFRA for the project SEVEN SKY situated at HARNI- SAMA LINK ROAD, OPP. LAKE ZONE, NR. GADA CIRCLE, HARNI, VADODARA 390022, TEHSIL & DISTRICT VADODARA,



I CHANDRESH VELJIBHAI PATEL authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

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.

We further undertake that 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 Supervisor/Land Owner.

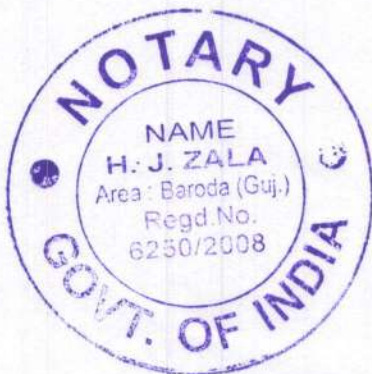


Deponent

For MIRACLE INFRA

PARTNER

25/6/2019



ATTESTED

H. J. ZALA
NOTARY (Govt. of India)