

Serial No. H) 1461

COLLEGE ROAD, KALOL - 382721



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R. 0000300/-PB6888

RAJESH H. DAVE
NOTARY
GOVT. OF INDIA

GLD/SOS/AUTH/AY/251/2009

(See rule 3 (4))

STAMP DUTY GUJARAT

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. SAGAR RAMESHBHAI PATEL promoter /duly authorized by
the promoter of SAGAR PARADISE (Name of proposed project), vide its/his/her/their authorization
dated 01/04/2017.

I, SAGAR RAMESHBHAI PATEL promoter/duly authorized by the promoter of SAGAR
PARADISE (Name of the proposed project) 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 SAGAR PARADISE (Name
of the proposed project) is proposed;

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.
3. the time period within which the project shall be completed by me/us is 30/04/2021.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in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 the amounts from the separate account shall be withdrawn after it is certified by an engineer,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.

Jagan
Deponent

Verification

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

Place:- Ahmedabad

Date:- 14/02/2020



Jagan

Solemnly Affirmed
BEFORE ME

Rajesh H. Dave
RAJESH H. DAVE
NOTARY
GOVT. OF INDIA

