

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

गुजरात GUJARAT

दिनांक : 28/08/2017
प्रादीप : माहे. सन 2019
नाम : SHAMAL M. DESAI, ADVOCATE
ठेकाणु : 12/A, Karna Banglow, Sakarjari, Ahmedabad.
मनीष छतेन्द्रकुमार शाह
ला. नं. अ.स.पी. 220/229/14662
नारखपुरा रोडना सखंदी
खेनारनी सखी :

BC 881504



SR NOT 4866/2017

SHAMALBHAI M. DESAI
NOTARY
GOVT. OF GUJARAT

21 AUG 2017

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Saunak Chandrakant Patel duly authorized by the promoter of the proposed project "ADITI ELITE" vide their authorization dated 31/03/2015.

Saunak Chandrakant Patel duly authorized by the promoter of the proposed project "ADITI ELITE" do hereby solemnly declare, undertake and state as under:

That I Saunak Chandrakant Patel have a legal title to the land on which the development of the Project is proposed

तेना अजन्त तरीडे आ स्टेट्मपपर
आमाश नामे तेमना लीगल ओकुमेन्ट
अमात्री नांदरी करेवा अरीहल छे.

30/8/17



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. Partnership deed copy attached 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 upto 31/03/2018.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the booking holders 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



S. C. Patel

Saumak Chandrakant Patel

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at on this 21st day of August 2017.

S. C. Patel

Saumak Chandrakant Patel



SIGNED
BEFORE ME
S. C. Patel
SHAMALBHAI M. DESAI
NOTARY
GOVT. OF GUJARAT (INDIA)

21 AUG 2017

