



Affidavit cum Declaration of **Mr.SATISHBHAI K PATEL** promoter /duly authorized by the promoter of "**THE GRANDEUR**", situated at Block No. 190/A, THE GRANDEUR, Opp. Vedant Sunshine, Kalali Village Road, Vadsar Kalali, Vadodara, Pin : 390012,Block No.- 190/A, Village - Kalali,District Vadodara vide its/his/her/their authorization dated 27.09.2018.

I, **SATISHKUMAR K PATEL** promoter/duly authorized by the promoter of "**THE GRANDEUR**" 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 "**THE GRANDEUR**" is proposed;

OR

SOUTHWEST CORPORATION have/has a legal title to the land on which the development of "**THE GRANDEUR**" 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 31/12/2025.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Satish K. Patel

SATISHKUMAR K PATEL

(Authorized Partner of Southwest Corporation)

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 28th day of September, 2018.

Deponent



Satish K. Patel

SATISHKUMAR K PATEL

(Authorized Partner of SOUTHWEST CORPORATION)



Solemnly Affirmed/Declared
Swon Before me by

Girish N. Thakkar

GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)

28/09/2018

