



Jay
TULJA



BHAVANI
Developers

Sarvoday Society, Nr. Police Station, Opp. Gangotri Appartment, R. V. Desai Road, Vadodara.

25/06/2019

Date :

To,
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar – 382010

Dear Sir,

We authorise **MR. SUNIL SITARAM RANE** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

1. KALAWATI SUNIL RANE :

K S Rane

2. SUNIL SITARAM RANE :

S. S. Rane

Authority Accepted by:

SUNIL SITARAM RANE :

જય તુલજા ભવાની ડેવલોપર્સ

S. S. Rane
પાર્ટનર



Affidavit cum Declaration of Mr SUNIL SITARAM RANE promoter /duly authorized by the promoter of "SAI GURU FLATS", situated Sarvoday Society, Nr. Police Station, Opp. Gangotri Apartment, R.V Desai Road, Vadodara- 390004 Tehsil & District - Vadodara, State - Gujarat
Vide its/his/her/their authorization dated 13/07/2019

I, **SUNIL SITARAM RANE** promoter/duly authorized by the promoter of "**JAY TULJA BHAVANI DEVELOPERS**" 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 "**SAI GURU FLATS**" is proposed;

OR

JAY TULJA BHAVANI DEVELOPERS have/has a legal title to the land on which the development of "**SAI GURU FLATS**" 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 31/03/2022
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

S. S. Rane



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.

S.S. Rane
Deponent

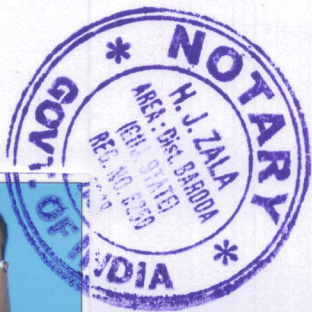
S.S. Rane
SUNIL SITARAM RANE
(Authorized Partner of JAY TULJA BHAVANI DEVELOPERS)

VERIFICATION

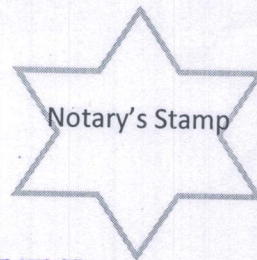
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us there from.

Verify by me at VADODARA on this 19 day of JULY, 2019.

S.S. Rane
Deponent



S.S. Rane
SUNIL SITARAM RANE
(Authorized Partner of JAY TULJA BHAVANI DEVELOPERS)



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