

Serial No. 8639 Date 19/12/2020
Name: MARUTI DEVELOPERS
Address: KUDASAN
Gandhinagar
Value Rs: 200 L
Three hundred only
[Words: Three hundred only]
Licence No.: GUJ/SOS/AUTH/AV/393/2016
THE VIJAY CO-OP. BANK LTD.
Shop No. 1-2-3, Sarthak Heaven,
KUDASAN, Gandhinagar-382421.
Sign: [Signature]

THE VIJAY CO - OP BANK LTD.
KUDASAN BRANCH
Shop no. 1 - 3, Sarthak Heaven,
Nr. Raysan Petrol Pump,
Post Kudasan - 382423.
Dist. Gandhinagar
No. GUJ / SOS / AUTH / AV / 393 / 2016



STAMP DUTY

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Rs. 0000300

GUJARAT
SPECIAL ADHESIVE

19.12.2020

365492

GUJARAT

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8639 5929457

FORM 'B'

[See rule 3(4)]

(DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER)

BOOK NO. 7

PAGE NO. 39

SR.NO. 137

DATE: 19/12/2020

M.N. CHAVDA
NOTARY
GOVT OF INDIA
19 DEC 2020

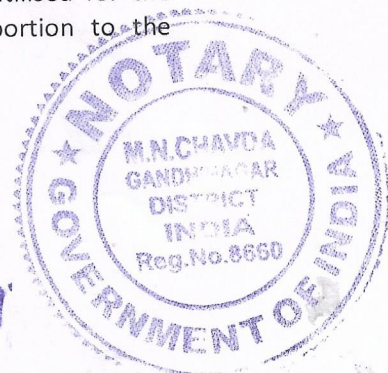
AFFIDAVIT CUM DECLARATION

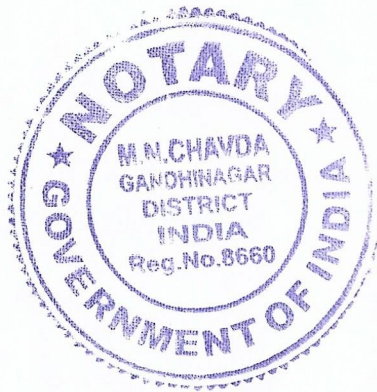
Affidavit cum Declaration of "MARUTI DEVELOPERS", A Partnership firm registered under the Indian Partnership Act, 1932, having its principle place of business at MARUTI DEVELOPERS, 712, Megh Malhar, Plot No. 16, Sector 11, Gandhinagar - 382010, represented by us, Pankajkumar M Patel, Yogeshkumar B Patel as its Authorised Partner, vide his authorization dated 01.12.2020;

We, Pankajkumar M Patel, Yogeshkumar B Patel, Authorised Partners of Partnership firm "MARUTI DEVELOPERS", promoters of the proposed project "PRATISHTHA HEIGHTS", do hereby solemnly declare, undertake and state as under:

1. That We, promoters have a legal title to the land on which the development of "PRATISHTHA HEIGHTS" is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the Sale deed of the Land in our firm name (Dastavej) is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st May, 2024.
4. That seventy per cent of the amounts realised by promoter 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. 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 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.

19 DEC 2020





8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, MARUTI DEVELOPERS

P.M. Patel
Mr. Pankajkumar M Patel,

Y.B. Patel
Mr. Yogeshkumar B Patel,

Date : 19 DEC 2020

Place : _____

VERIFICATION

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

Verify by me at Gandhinagar on this _____.

For, MARUTI DEVELOPERS

P.M. Patel
Mr. Pankajkumar M Patel,

Y.B. Patel
Mr. Yogeshkumar B Patel,

SIGNED BEFORE ME

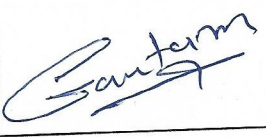
M. N. CHAVDA
NOTARY
GOVT. OF INDIA
19 DEC 2020

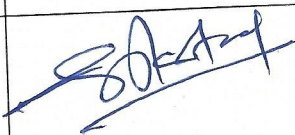
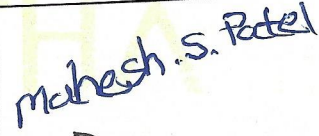
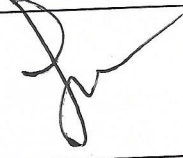
DECLARATION FOR AUTHORISED SIGNATORY

We, Partners of "MARU TI DEVELOPERS", hereby solemnly affirm and declare that MR. PANKAJKUMAR M PATEL and MR. YOGESHKUMAR B PATEL to act as an Authorised signatory on behalf of our partnership firm named as "MARU TI DEVELOPERS" for which application for registration is being filed/ is registered under Real Estate Regulatory Authority Act, 2017.

Further MR. PANKAJKUMAR M PATEL and MR. YOGESHKUMAR B PATEL of the firm are authorised to sign all the necessary application, undertakings and such other documents as may be necessary for Real Estate Regulatory Authority Registration Application on behalf of our partnership firm.

All their action in relation to this business will be binding on us.

Sr. No.	Full Name	Designation	Signature
1	BHAVESH KESHAVAL PATEL	Partner	
2	BHAVESH VISHNUBHAI PATEL	Partner	
3	GAUTAMKUMAR RAMESHBHAI PATEL	Partner	
4	PANKAJKUMAR M PATEL	Partner	
5	MAHESHKUMAR A PATEL	Partner	

6	YOGESHKUMAR B PATEL	Partner	
7	JIGNESH H GAJJAR	Partner	
8	NAVNEETKUMAR K JAYSWAL	Partner	
9	SHAILESHKUMAR LALBHAI PATEL	Partner	
10	MAHESHKUMAR S PATEL	Partner	
11	KANUBHAI MANILAL PATEL	Partner	
12	SANDIP A PATEL	Partner	
13	SUNILKUMAR V PATEL	Partner	
14	YASH KAUSHIKKUMAR PATEL	Partner	

15	RUMITKUMAR J PATEL	Partner	R. J. Patel
16	JANAK RAMESHLAL PATEL	Partner	J. R. Patel
17	HIMMATBHAI KANTIBHAI PATEL	Partner	H. Patel
18	MAULIK JASHUBHAI PATEL	Partner	M. J. Patel
19	RANCHODBHAI G PATEL	Partner	R. G. Patel

ACCEPTANCE AS AN AUTHORISED SIGNATORY

We, **MR. PANKAJKUMAR M PATEL** and **MR. YOGESHKUMAR B PATEL** hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all our acts shall be binding on the business.

MR. PANKAJKUMAR M PATEL

MR. YOGESHKUMAR B PATEL

Date: 01-12-2020

Place: Gandhinagar

P. M. Patel
PARTNER

Y. B. Patel
PARTNER

Serial No. 8638 Date 19/12/2020
Name: Maruti Developers
Address: Kudasan Gandhinagar
Value Rs: 300k
[Words: Three hundred only
Licence No.: GUJ/SOS/AUTH/AV/393/2016
THE VIJAY CO-OP. BANK LTD.
Shop No. 1-2-3, Sarthak Heaven,
KUDASAN, Gandhinagar-382421.
Sign: [Signature]

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STAMP DUTY
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Rs. 0000300 19.12.2020

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BOOK NO. 7

PAGE NO. 39

SR.NO. 136/2020

DATE: 19/12/2020

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. Pankajkumar M Patel, Mr. Yogeshkumar B Patel**, Partners and Duly authorized Signatories of "MARUTI DEVELOPERS" for Project "PRATISHTHA HEIGHTS" at "Block No.216/1, T P No.4, F. P. No.37/1, Sub Plot No.1, Bh. Balmukund Heights, Swaminarayan Dham Road, Nr. Raksha Shakti Circle, Kudasan, Gandhinagar- 382421.

We, **Mr. Pankajkumar M Patel, Mr. Yogeshkumar B Patel**, authorized Signatories by the promoter of **MARUTI DEVELOPERS**, do hereby solemnly declare, undertake and state that,

We have applied for RERA registration for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet areas. But the form - 3 submitted by me as prepared by Chartered Accountant Nikhil M. Patel is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31.08.2019, it is mandatory to pay RERA registration fees as per carpet area vide Notification No. - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per Form - 3 carpet area calculation, we are bound to pay the same.

For, MARUTI DEVELOPERS



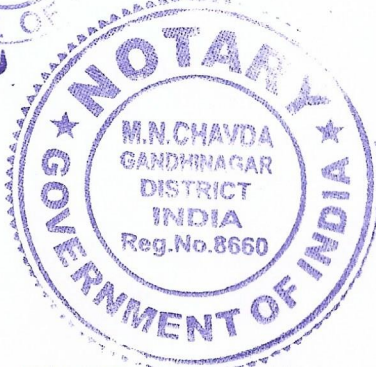
P.M. Patel
Pankajkumar M Patel,



[Signature]
Yogeshkumar B Patel,

Date : 19 DEC 2020

Place : 19 DEC 2020



SIGNED BEFORE ME

[Signature]
M. N. CHAVDA
NOTARY
GOVT. OF INDIA

19 DEC 2020



11 9 DEC 2020



Dt.05.01.2021

To,
RERA Authority,
Gandhinagar.

Respected Sir,

Sub.: Clarification regarding Carpet and Balcony area of units of Project "Pratishtha Heights",
Ahmedabad.

With reference to above mentioned subject, we would like to clarify the facts of the Carpet area and balcony area of some of the units of the project "Pratishtha Heights", Kudasan, Gandhinagar for which we already have applied for RERA Registration No. with RERA Authority.

Therefore, Following are the details:

1. The Carpet and Balcony area of some of the units of the Project "Pratishtha Heights" are misprinted in the approved plans of the project. The list of such units and details of the same with actual Carpet and Balcony area of such units of the project are as follows:

Sr. No.	Unit No.	To change	As per Plan	Actual
1	A-105	Balcony area	6.03	4.62
2	A-205	Balcony area	6.03	4.62
3	A-303	Carpet area	85.47	69.45
4	A-303	Balcony area	6.03	4.02
5	A-305	Balcony area	6.03	4.62
6	A-403	Carpet area	85.47	69.45
7	A-403	Balcony area	6.03	4.02
8	A-405	Balcony area	6.03	4.62
9	A-503	Carpet area	85.47	69.45
10	A-503	Balcony area	6.03	4.02
11	A-505	Balcony area	6.03	4.62
12	A-603	Carpet area	85.47	69.45
13	A-603	Balcony area	6.03	4.02
14	A-605	Balcony area	6.03	4.62
15	A-703	Carpet area	85.47	69.45
16	A-703	Balcony area	6.03	4.02

For, MARUTI DEVELOPERS


Partner

17	A-705	Balcony area	6.03	4.62
18	A-803	Carpet area	85.47	69.45
19	A-803	Balcony area	6.03	4.02
20	A-805	Balcony area	6.03	4.62
21	A-903	Carpet area	85.47	69.45
22	A-903	Balcony area	6.03	4.02
23	A-905	Balcony area	6.03	4.62
24	A-1003	Carpet area	85.47	69.45
25	A-1003	Balcony area	6.03	4.02
26	A-1005	Balcony area	6.03	4.62
27	A-1103	Carpet area	85.47	69.45
28	A-1103	Balcony area	6.03	4.02
29	A-1105	Balcony area	6.03	4.62
30	A-1203	Carpet area	85.47	69.45
31	A-1203	Balcony area	6.03	4.02
32	A-1205	Balcony area	6.03	4.62
33	A-1303	Carpet area	85.47	69.45
34	A-1303	Balcony area	6.03	4.02
35	A-1305	Balcony area	6.03	4.62

2. For more clarification, we have attached herewith the list showing exact carpet area and balcony area of each units of the project.

From the above mentioned facts, it is evident that the carpet and Balcony area mentioned in Form 3 and Annexure- 3A uploaded while making RERA Application shows the true and correct carpet and Balcony area and to testify the same we already have given Affidavit for Carpet area with RERA Application (Copy of the said affidavit is attached herewith).

For, Maruti Developers,



Yogeshkumar B. Patel
Autho. Partner

For, MARUTI DEVELOPERS

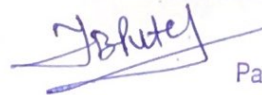

Partner

PRATISHTHA HEIGHTS, KUDASAN, GANDHINAGAR

LIST OF CARPET/ BALCONY AND WASH AREA

BLOCK TYPE	FLAT/BUNGLOW/OFFICE	CARPET AREA	BALCONY	WASH
A	A-105	91.47	4.62	3.12
A	A-205	91.47	4.62	3.12
A	A-301	93.23	4.64	3.15
A	A-302	101.57	5.84	3.15
A	A-303	69.45	4.02	3.12
A	A-304	101.57	5.84	3.15
A	A-305	91.47	4.62	3.12
A	A-401	93.23	4.64	3.15
A	A-402	101.57	5.84	3.15
A	A-403	69.45	4.02	3.12
A	A-404	101.57	5.84	3.15
A	A-405	91.47	4.62	3.12
A	A-501	93.23	4.64	3.15
A	A-502	101.57	5.84	3.15
A	A-503	69.45	4.02	3.12
A	A-504	101.57	5.84	3.15
A	A-505	91.47	4.62	3.12
A	A-601	93.23	4.64	3.15
A	A-602	101.57	5.84	3.15
A	A-603	69.45	4.02	3.12
A	A-604	101.57	5.84	3.15
A	A-605	91.47	4.62	3.12
A	A-701	93.23	4.64	3.15
A	A-702	101.57	5.84	3.15
A	A-703	69.45	4.02	3.12
A	A-704	101.57	5.84	3.15
A	A-705	91.47	4.62	3.12
A	A-801	93.23	4.64	3.15
A	A-802	101.57	5.84	3.15
A	A-803	69.45	4.02	3.12
A	A-804	101.57	5.84	3.15
A	A-805	91.47	4.62	3.12
A	A-901	93.23	4.64	3.15
A	A-902	101.57	5.84	3.15
A	A-903	69.45	4.02	3.12
A	A-904	101.57	5.84	3.15
A	A-905	91.47	4.62	3.12
A	A-1001	93.23	4.64	3.15
A	A-1002	101.57	5.84	3.15
A	A-1003	69.45	4.02	3.12
A	A-1004	101.57	5.84	3.15
A	A-1005	91.47	4.62	3.12
A	A-1101	93.23	4.64	3.15
A	A-1102	101.57	5.84	3.15

For, MARUTI DEVELOPERS

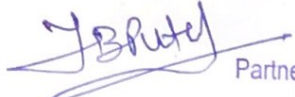

Partner

PRATISHTHA HEIGHTS, KUDASAN, GANDHINAGAR

LIST OF CARPET/ BALCONY AND WASH AREA

BLOCK TYPE	FLAT/BUNGLOW/OFFICE	CARPET AREA	BALCONY	WASH
A	A-1103	69.45	4.02	3.12
A	A-1104	101.57	5.84	3.15
A	A-1105	91.47	4.62	3.12
A	A-1201	93.23	4.64	3.15
A	A-1202	101.57	5.84	3.15
A	A-1203	69.45	4.02	3.12
A	A-1204	101.57	5.84	3.15
A	A-1205	91.47	4.62	3.12
A	A-1301	93.23	4.64	3.15
A	A-1302	101.57	5.84	3.15
A	A-1303	69.45	4.02	3.12
A	A-1304	101.57	5.84	3.15
A	A-1305	91.47	4.62	3.12
B+C	B-101	71.37	3.81	2.7
B+C	B-102	71.37	3.81	2.7
B+C	B-201	71.37	3.81	2.7
B+C	B-202	71.37	3.81	2.7
B+C	B-203	90.95	4.52	3.09
B+C	B-204	68.17	2.86	3.15
B+C	B-301	71.37	3.81	2.7
B+C	B-302	71.37	3.81	2.7
B+C	B-303	90.95	4.52	3.09
B+C	B-304	68.17	2.86	3.15
B+C	B-401	71.37	3.81	2.7
B+C	B-402	71.37	3.81	2.7
B+C	B-403	90.95	4.52	3.09
B+C	B-404	68.17	2.86	3.15
B+C	B-501	71.37	3.81	2.7
B+C	B-502	71.37	3.81	2.7
B+C	B-503	90.95	4.52	3.09
B+C	B-504	68.17	2.86	3.15
B+C	B-601	71.37	3.81	2.7
B+C	B-602	71.37	3.81	2.7
B+C	B-603	90.95	4.52	3.09
B+C	B-604	68.17	2.86	3.15
B+C	B-701	71.37	3.81	2.7
B+C	B-702	71.37	3.81	2.7
B+C	B-703	90.95	4.52	3.09
B+C	B-704	68.17	2.86	3.15
B+C	B-801	71.37	3.81	2.7
B+C	B-802	71.37	3.81	2.7
B+C	B-803	90.95	4.52	3.09
B+C	B-804	68.17	2.86	3.15
B+C	B-901	71.37	3.81	2.7

For, MARUTI DEVELOPERS

 Partner

PRATISHTHA HEIGHTS, KUDASAN, GANDHINAGAR

LIST OF CARPET/ BALCONY AND WASH AREA

BLOCK TYPE	FLAT/BUNGLOW/OFFICE	CARPET AREA	BALCONY	WASH
B+C	B-902	71.37	3.81	2.7
B+C	B-903	90.95	4.52	3.09
B+C	B-904	68.17	2.86	3.15
B+C	B-1001	71.37	3.81	2.7
B+C	B-1002	71.37	3.81	2.7
B+C	B-1003	90.95	4.52	3.09
B+C	B-1004	68.17	2.86	3.15
B+C	B-1101	71.37	3.81	2.7
B+C	B-1102	71.37	3.81	2.7
B+C	B-1103	90.95	4.52	3.09
B+C	B-1104	68.17	2.86	3.15
B+C	B-1201	71.37	3.81	2.7
B+C	B-1202	71.37	3.81	2.7
B+C	B-1203	90.95	4.52	3.09
B+C	B-1204	68.17	2.86	3.15
B+C	B-1301	71.37	3.81	2.7
B+C	B-1302	71.37	3.81	2.7
B+C	B-1303	90.95	4.52	3.09
B+C	B-1304	68.17	2.86	3.15
B+C	C-103	74.64	3.66	2.84
B+C	C-104	74.64	3.66	2.84
B+C	C-201	68.17	2.86	3.15
B+C	C-202	90.95	4.52	3.09
B+C	C-203	74.64	3.66	2.84
B+C	C-204	74.64	3.66	2.84
B+C	C-301	68.17	2.86	3.15
B+C	C-302	90.95	4.52	3.09
B+C	C-303	74.64	3.66	2.84
B+C	C-304	74.64	3.66	2.84
B+C	C-401	68.17	2.86	3.15
B+C	C-402	90.95	4.52	3.09
B+C	C-403	74.64	3.66	2.84
B+C	C-404	74.64	3.66	2.84
B+C	C-501	68.17	2.86	3.15
B+C	C-502	90.95	4.52	3.09
B+C	C-503	74.64	3.66	2.84
B+C	C-504	74.64	3.66	2.84
B+C	C-601	68.17	2.86	3.15
B+C	C-602	90.95	4.52	3.09
B+C	C-603	74.64	3.66	2.84
B+C	C-604	74.64	3.66	2.84
B+C	C-701	68.17	2.86	3.15
B+C	C-702	90.95	4.52	3.09
B+C	C-703	74.64	3.66	2.84

For, MARUTI DEVELOPERS

[Signature]

Partner

PRATISHTHA HEIGHTS, KUDASAN, GANDHINAGAR

LIST OF CARPET/ BALCONY AND WASH AREA

BLOCK TYPE	FLAT/BUNGLOW/OFFICE	CARPET AREA	BALCONY	WASH
B+C	C-704	74.64	3.66	2.84
B+C	C-801	68.17	2.86	3.15
B+C	C-802	90.95	4.52	3.09
B+C	C-803	74.64	3.66	2.84
B+C	C-804	74.64	3.66	2.84
B+C	C-901	68.17	2.86	3.15
B+C	C-902	90.95	4.52	3.09
B+C	C-903	74.64	3.66	2.84
B+C	C-904	74.64	3.66	2.84
B+C	C-1001	68.17	2.86	3.15
B+C	C-1002	90.95	4.52	3.09
B+C	C-1003	74.64	3.66	2.84
B+C	C-1004	74.64	3.66	2.84
B+C	C-1101	68.17	2.86	3.15
B+C	C-1102	90.95	4.52	3.09
B+C	C-1103	74.64	3.66	2.84
B+C	C-1104	74.64	3.66	2.84
B+C	C-1201	68.17	2.86	3.15
B+C	C-1202	90.95	4.52	3.09
B+C	C-1203	74.64	3.66	2.84
B+C	C-1204	74.64	3.66	2.84
B+C	C-1301	68.17	2.86	3.15
B+C	C-1302	90.95	4.52	3.09
B+C	C-1303	74.64	3.66	2.84
B+C	C-1304	74.64	3.66	2.84
A+B+C	1	80.1	-	-
A+B+C	2	48.88	-	-
A+B+C	3	55	-	-
A+B+C	4	33.26	-	-
A+B+C	5	25.02	-	-
A+B+C	6	41.85	-	-
A+B+C	7	37.29	-	-
A+B+C	8	61.1	-	-
A+B+C	9	42.61	-	-
A+B+C	10	47.32	-	-
A+B+C	11	33.29	-	-
A+B+C	12	33.75	-	-
A+B+C	13	33.87	-	-
A+B+C	14	36.48	-	-
A+B+C	15	57.91	-	-
A+B+C	16	51.53	-	-
A+B+C	17	39.56	-	-
A+B+C	18	26.6	-	-
A+B+C	19	35.81	-	-

For, MARUTI DEVELOPERS

JB Patel
Partner

PRATISHTHA HEIGHTS, KUDASAN, GANDHINAGAR

LIST OF CARPET/ BALCONY AND WASH AREA

BLOCK TYPE	FLAT/BUNGLOW/OFFICE	CARPET AREA	BALCONY	WASH
A+B+C	20	40.34	-	-
A+B+C	21	26.6	-	-
A+B+C	22	13.05	-	-
A+B+C	101	51.61	-	-
A+B+C	102	24.39	-	-
A+B+C	103	23.66	-	-
A+B+C	104	22.99	-	-
A+B+C	105	17.92	-	-
A+B+C	106	33.88	-	-
A+B+C	107	30.18	-	-
A+B+C	108	61.05	-	-
A+B+C	109	42.61	-	-
A+B+C	110	37.51	-	-
A+B+C	111	25.72	-	-
A+B+C	112	26.17	-	-
A+B+C	113	26.17	-	-
A+B+C	114	28.1	-	-
A+B+C	115	44.6	-	-
A+B+C	116	39.6	-	-
A+B+C	117	30.47	-	-
A+B+C	118	29.41	-	-
A+B+C	119	39.6	-	-
A+B+C	120	44.6	-	-
A+B+C	121	29.41	-	-
A+B+C	122	36.48	-	-
A+B+C	201	51.61	-	-
A+B+C	202	24.39	-	-
A+B+C	203	23.7	-	-
A+B+C	204	23.04	-	-
A+B+C	205	16.25	-	-
A+B+C	206	43.57	-	-
A+B+C	207	33.87	-	-
A+B+C	208	32.66	-	-
A+B+C	209	33.87	-	-
A+B+C	210	47.32	-	-
TOTAL		14805.9	655.14	472.63

For, MARUTI DEVELOPERS



Partner