

16 SEP 2019

The Ahmedabad Dist.Co-Op.Bank Ltd  
Khokhara Janseva Kendra  
Khokhara Gam,  
Ahmedabad.

GUJ/SOSIAUTH/283/2010

FORM 'B'

(See rule 3 (4))



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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 Shri Jigish Rohitbhai Patel promoter /duly authorized by the promoter of M/S Jeet Developers (JAHNVI RESIDENCY Phase 2 ,FP 98 ,Sn 126 , TPS 1(Khokhra Mahemdabad -Ghodasar) ,Plot Area 5454 ,Moje – Ghodasar,Tal – city ,Dist-Ahmedabad), vide its/his/her/their authorization dated 17/03/2016

I, Shri Jigish Rohitbhai Patel promoter/duly authorized by the promoter of M/S Jeet Developers (JAHNVI RESIDENCY Phase 2 ,FP 98 ,Sn 126 , TPS 1(Khokhra Mahemdabad - Ghodasar) ,Plot Area 5454 ,Moje – Ghodasar,Tal – city ,Dist-Ahmedabad) 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 JAHNVI RESIDENCY Phase 2 is Stated;
2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 31/12/2021.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project



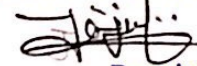
6. the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

For, Jeet Developers



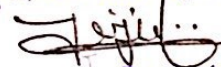
Proprietor  
Deponent

#### Verification

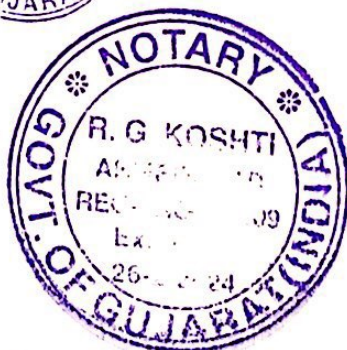
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

For, Jeet Developers

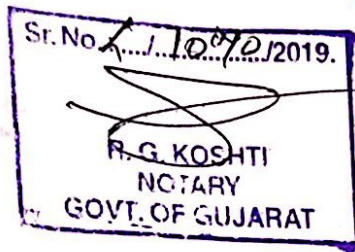


Proprietor  
Deponent



SIGNED  
BEFORE ME

R. G. KOSHTI  
NOTARY  
GOVT. OF GUJARAT



The Ahmedabad Dist. Co-Op. Bank Ltd  
Khokhara Janseva Kendra  
Khokhara Gam,  
Ahmedabad.  
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FORM B-1 [GujaratRERA]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE  
PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Jigish Rohitbhai Patel promoter of the  
proposed project/ duly authorized by the promoter of the proposed project, vide  
its/his/their authorization dated 17/03/2016

I, Jigish Rohitbhai Patel promoter of the proposed project /duly authorized by the  
promoter of the proposed project do hereby solemnly declare, undertake  
and state as under:

1. I/We have entered into an agreement with Kalpeshkumar Rohitbhai Patel ,  
Jigish Rohitbhai Patel [Name of the project land owner(s)/lessor(s)] by way of  
registered Development agreement registered on date 16/2/2019 at sub  
Registrar office Narol to develop the land bearing Survey No 126 ,Fp 98 of  
Ghodasar/Ahmedabad . Village/City (said land);
2. That JAHNVI RESIDENCY Phase 2 [Name of the project land  
owner(s)/lessor(s)] have/has a legal title to the land on which the development of  
the proposed project is to be carried out.





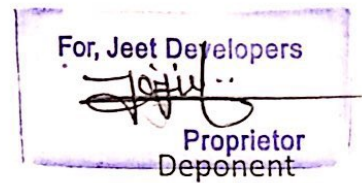
3. That I/we will abide by all the conditions of the Development agreement and fulfill all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights.

I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.

4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

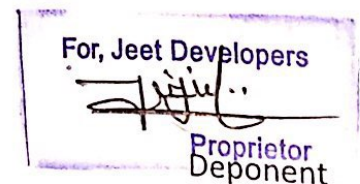
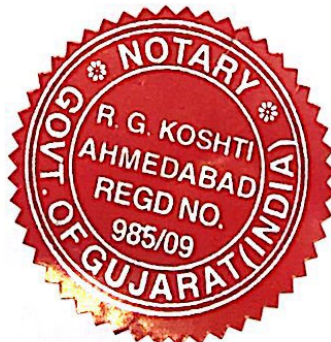
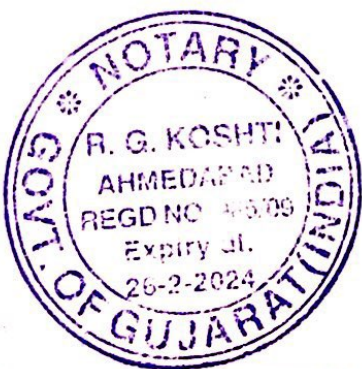


Verification



The contents of my above Affidavit cum Declaration are true and correct and nothing

material has been concealed by me therefrom. Verify by me at \_\_\_\_\_ on this \_\_\_\_\_ day of



SOLEMNLY AFFIRMED  
BEFORE ME

  
R. G. KOSHTI  
NOTARY  
GOVT. OF GUJARAT  
16 SEP 2019

The Ahmedabad Dist. Co-Op. Bank Ltd  
Khokhara Janseva Kendra  
Khokhara Gam.  
Ahmedabad.

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SEP 16 2019



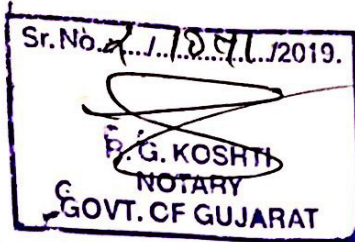
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FORM B-2

[GujaratRERA]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY  
1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE  
OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE  
PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1) Mr./Ms. Jigish Rohitbhai Patel promoter of the proposed project/ duly  
authorized by the promoter of the proposed project, vide its/his/ their  
authorization dated 17/03/2016

AND

2) Mr./Ms. Kalpeshkumar Rohitbhai Patel, Jigish Rohitbhai Patel owner/ lessor of  
the project land/ duly authorized by the owner/ lessor of the project land, vide  
its/his/their authorization dated 17/03/2016

We, 1) Jigish Rohitbhai Patel promoter of the proposed project / duly authorized  
by the promoter of the proposed project, AND 2) Kalpeshkumar Rohitbhai Patel,  
Jigish Rohitbhai Patel owner/lessor of the project land do here by so lemnly  
declare, undertake and state as under:

A. We have entered into registered Development agreement  
agreement, registered on date 16/2/2019 at sub Registrar office Narol to develop  
the land bearing Survey No 126, Fp 98 of Ghodasar/Ahmedabad. Village/City  
(said land);

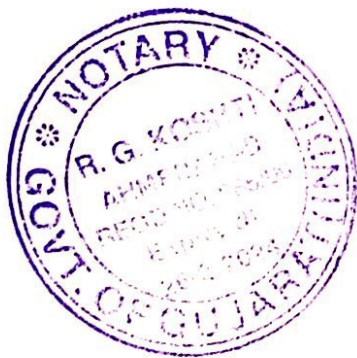


B. That Kalpeshkumar Rohitbhai Patel , Jigish Rohitbhai Patel [Name of the project land owner(s)/lessor(s)]have/has a legal title to the land on which the development of the proposed project is to be carried out.

C. That, we will abide by all the conditions of the Development/ agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



Deponent 1)

[Signature]

2)

[Signature]

3)

[Signature]



### Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at on this day of



Deponent 1)

[Signature]

2)

[Signature]

3)

[Signature]



SOLEMNLY AFFIRMED  
BEFORE ME

[Signature]  
R. G. KOSHTI  
NOTARY  
GOVT. OF GUJARAT

16 SEP 2019