

27 DEC 2021

Sr. No. : 2087/6

2021

PBR

PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT

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

Affidavit cum Declaration

Affidavit Cum Declaration of **Mr. VACHAN M SOLANKI** promoter /duly authorized by the promoter of DEEWA & RAJEE (Name of proposed project), vide its/his/her/their authorization dated 03-02-2021

I, VACHAN SOLANKI promoter/duly authorized by the promoter of DEEWA & RAJEE (Name of the proposed project) 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 DEEWA & RAJEE APARTMENTS (Name of the proposed project) is proposed;

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.
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 released 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.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 utilized for the project and the

NUTAN NAGRIK SAHKARI
BANK LTD.
AHMEDABAD

GUJARATI AUTH/12/2005

INRIA

Zero*Zero*Zero*Zero*Zero*

6712 6819625

Stamp Duty

00000

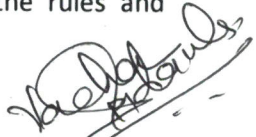
SPECIAL ADHESIVE

27.12.2021

NOTARY
PARUL B. PATEL
DASCROTA,
AHMEDABAD
REGD. NO. 1089/10
Expiry 01-08-2025
GOVERNMENT OF GUJARAT (INDIA)

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

Verification

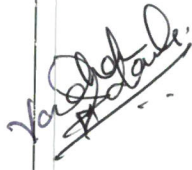
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

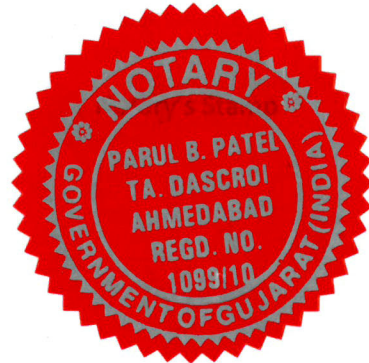


Verify by me at Ahmedabad on this 27th day of December 2021.


Deponent







BEFORE ME


PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT

27 DEC 2021



27 DEC 2021

PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT

Form B-4 -

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. Vachan M Solanki promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its / his / their authorization dated _____

I, Vachan M Solanki promoter of the proposed project /duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state as under:

I have entered into an agreement with Deeva Association [Name of the project land owner(s) / lessor(s)] by way of registered Development agreement, Registered on Date 01 April 2017 at Sub Registrar Office Ahmedabad 3- Memnagar to develop the land bearing F.P.No.750/1/P1 & 750/2/P2, T.P.s. No 3 (Ellisbridge) of Village- chhadavad Taluka: Sabarmati, District: Ahmedabad.

That Deeva Association (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. AND A legally valid authentication of title of such land along with unauthenticated copy of the agreement between such owner and me / us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances. OR That details of encumbrances (specify the nature)including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

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, /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 there from.

Verify by me at Ahmedabad on this 27 day of December 2021.

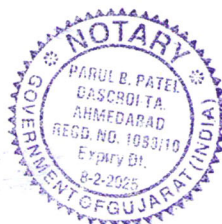
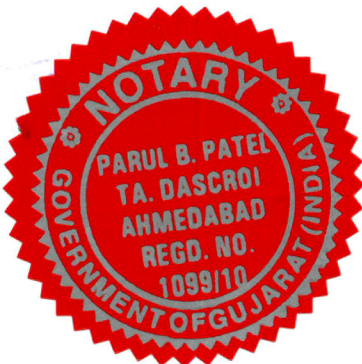
Deponent

Deponent

BEFORE ME

PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT

27 DEC 2021



GUJ/SO/SAUTHIAV/2005

INDIA

Stamp Duty

0000

363080

Gujarat

Special Adhesive

27.12.2021

6713 7020606

Stamp Duty

0000

363080

Gujarat

Special Adhesive

27.12.2021

6713 7020606

Sr. No. 2085/6/2021
PBAL

PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT

27 DEC 2021

Form B-2

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY

- 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
- 2) THE OWNER OF LAND WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit Cum Declaration

Joint Affidavit Cum Declaration of,

- 1) **MR.VACHAN M SOLANKI of M/S VNV ASSOCIATES** promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03-02-2021.
- AND
- 2) **NALIN M SOLANKI Authorized signatory of DEEVA ASSOCIATION** owner /lessor of the project land/ duly authorized by the owner/ lessor of the project land, vide its/his/their authorization dated 03-02-2021.

We, (1) **Mr. VACHAN M SOLANKI of M/S VNV ASSOCIATES** promoter of the proposed project / duly authorized by the promoter of the proposed project, AND (2) **NALIN M SOLANKI Authorized signatory of DEEVA ASSOCIATION** owner / lessor of the project and do here by solemnly declare, undertake and state as under:

- A. We have entered into a registered development agreement, Registered on dated 1 April 2017 at Sub Registrar Office Ahmedabad 3 to develop the land bearing F.P.No.750/1/P1 & 750/2/P2, T.P.s. No 3 (Ellisbridge) of Village- chhadavad, Taluka: Sabarmati, District: Ahmedabad.
- B. That **DEEVA ASSOCIATION** (Name of Project land owner(s)/ lessor have

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real-estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

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) *Vachan Solanki*
- 2) *Nalin Solanki*

Verification

The contents of our above joint Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Ahmedabad on this 27th day of December 2021.

Deponent

- 1) *Vachan Solanki*
- 2) *Nalin Solanki*



BEFORE ME

PBAL

PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT

27 DEC 2021

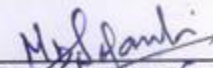
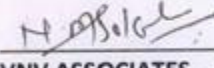
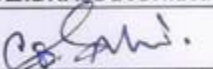
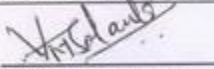
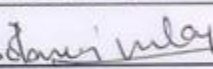
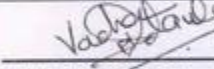
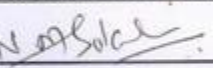
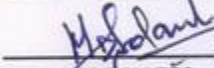
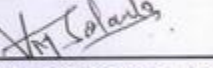
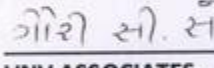
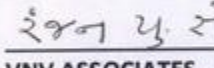
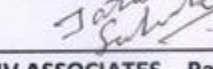
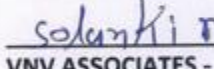
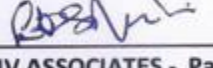
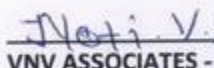
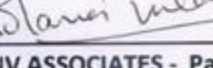
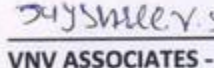
NUTAN NAGRIK SAHKARI
BANK LTD.
AHMEDABAD
STAMP DUTY
00000
SPECIAL ADHESIVE
RS. 0000300
27.12.2021
GUJARAT
363080
7521557

Authority Letter

Date : 3/02/2021

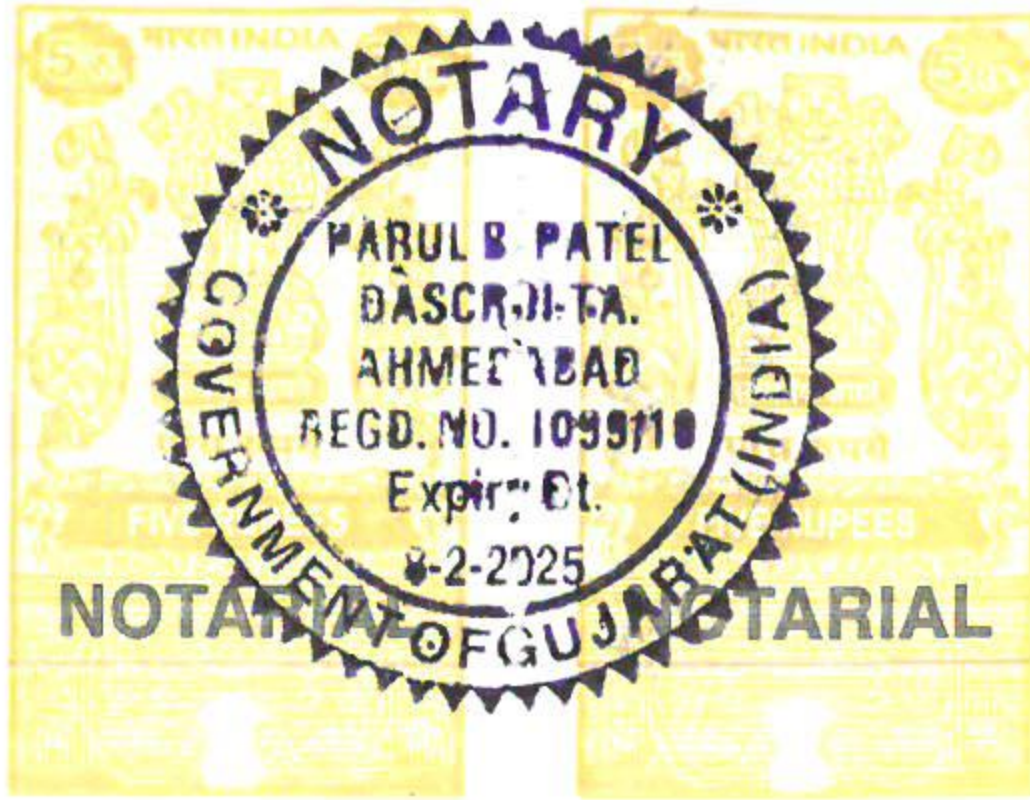
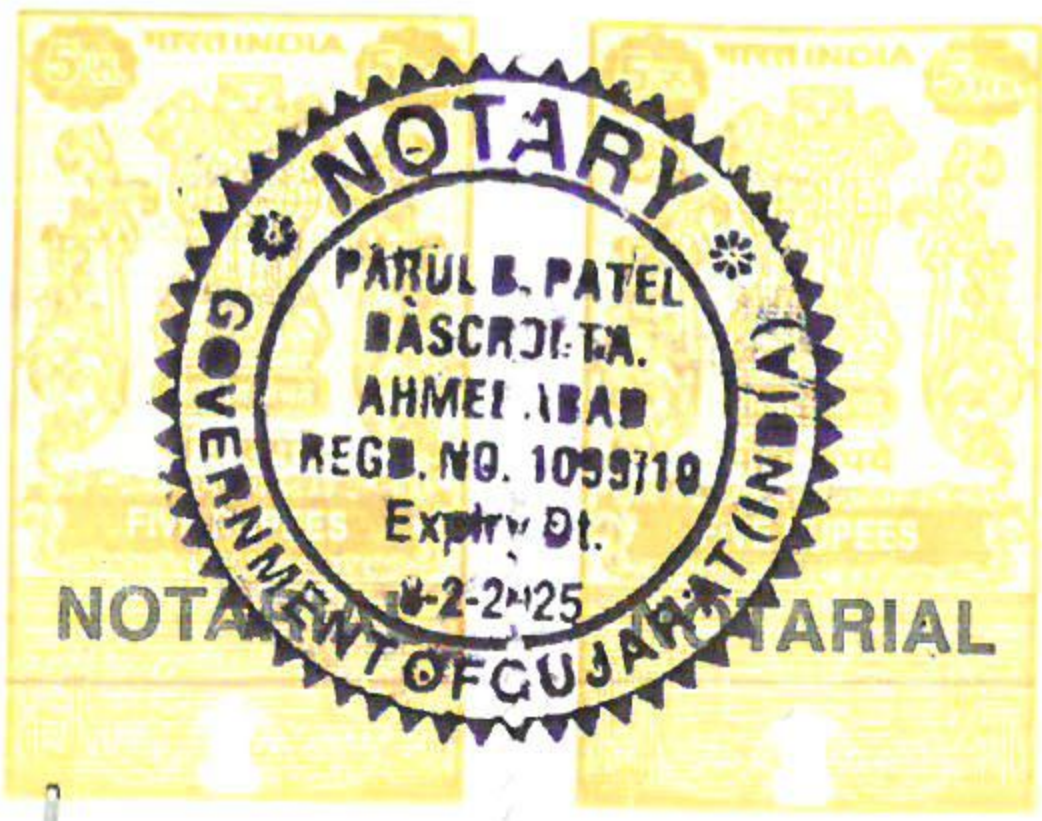
We the partners of **VNV ASSOCIATES** here by authorised **Mr. Vachan Muljibhai Solanki** as our authorised person to perform and present as our representative to produce all the legal and formal liabilities related to the RERA registration for our said firm VNV Associates.

AUTHORITY GIVEN BY ALL PARTNERS

1	 VNV ASSOCIATES - Partner MULJIBHAI DEVSHIBHAI SOLANKI	10	 VNV ASSOCIATES - Partner NALINBHA MULJIBHAI SOLANKI(H.U.F)
2	 VNV ASSOCIATES - Partner CHIKUBHAI DEVSHIBHAI SOLANKI	11	 VNV ASSOCIATES - Partner VIVEKBHAI MULJIBHAI SOLANKI(H.U.F)
3	 VNV ASSOCIATES - Partner UDAYBHAI DEVSHIBHAI SOLANKI	12	 VNV ASSOCIATES - Partner VACHANBHAI MULJIBHAI SOLANKI(H.U.F)
4	 VNV ASSOCIATES - Partner NALINBHA MULJIBHAI SOLANKI	13	 VNV ASSOCIATES - Partner MULJIBHAI DEVSHIBHAI SOLANKI(H.U.F)
5	 VNV ASSOCIATES - Partner VIVEKBHAI MULJIBHAI SOLANKI	14	 VNV ASSOCIATES - Partner GAURIBEN CHIKUBHAI SOLANKI
6	 VNV ASSOCIATES - Partner VACHANBHAI MULJIBHAI SOLANKI	15	 VNV ASSOCIATES - Partner RANJANBEN UDAYBHAI SOLANKI
7	 VNV ASSOCIATES - Partner JATINBHAI CHIKUBHAI SOLANKI	16	 VNV ASSOCIATES - Partner NIRMALABEN NALINBHA SOLANKI
8	 VNV ASSOCIATES - Partner CHIKUBHAI DEVSHIBHAI SOLANKI(H.U.F)	17	 VNV ASSOCIATES - Partner JYOTIBEN VIVEKBHAI SOLANKI
9	 VNV ASSOCIATES - Partner UDAYBHAI DEVSHIBHAI SOLANKI(H.U.F)	18	 VNV ASSOCIATES - Partner JAYSHREEBEN VACHANBHAI SOLANKI

Name & Sign of Authorised Person


Vachan M. Solanki



Sr. No. 111/2 /2022
PBR

PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT
21 JAN 2022

Affidavit

Affidavit cum declaration of Mr.VACHAN MULJIBHAI SOLANKI Promoter / Duly authorized

Signatory of VNV ASSOCIATES for Project DEEWA & RAJEE at TPS No: 3 (ELLISBRIDGE),

F P No : 750/1 & 750/2, Moje - CHHADAVAD Ta: SABARMATI, Dist: AHMEDABAD.

Mr.VACHAN MULJIBHAI SOLANKI authorized Signatory by the promoter of VNV

ASSOCIATES do hereby solemnly declare, undertake and state that, I have submitted

an application for RERA registration vide Acknowledgement No:

PR/AHMEDABAD/AHMEDABAD CITY/GUJRERA/220117/012223 for my above mentioned

project. In the submitted Plans (approved by competent authority) are not Showing RERA

Carpet area. But the form – 3 submitted by me as prepared by chartered accountant

Mr.PANKAJKUMAR D RATHOD is showing RERA Carpet area, which is true & correct according

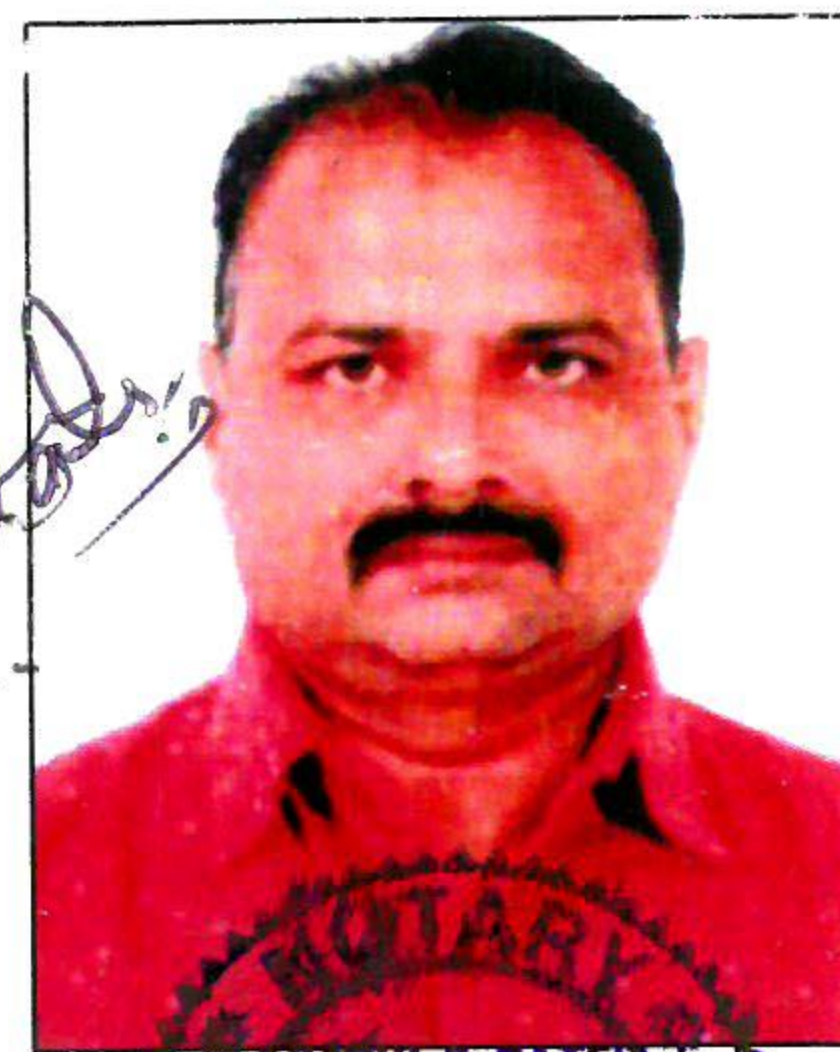
to my best knowledge. I am aware that from 31/08/2019 it is mandatory to pay RERA

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,

I/We are bound to pay the same.

Date. 21/1/2022
Place. A-bad



VACHAN M SOLANKI
Promoter



SOLEMNLY AFFIRMED
BEFORE ME

PBR
PARUL B. PATEL
NOTARY
GOVT. OF GUJARAT

21 JAN 2022

