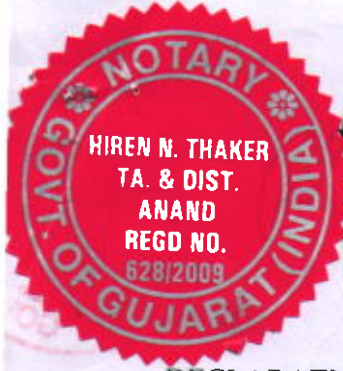




THE VALLABH VIDYANAGAR
COMM. CO-OP BANK LTD.,
VALLABH VIDYANAGAR-388120.
GUJ/SOSIA/UTH/AVI/ 184 /2007

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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

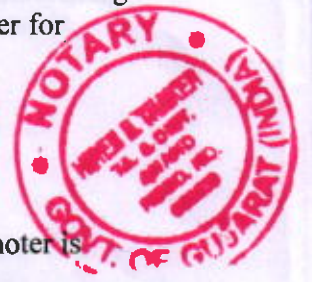
Affidavit cum Declaration

NOTARY

Affidavit cum Declaration of Mr Bijan Harishbhai Patel_ promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

I, Mr Bijan Harishbhai Patel promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project 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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 12/03/2027.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. Page 01 SAMPLE
7. That I / promoter 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. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Deponent

NOTARY

NOTARY

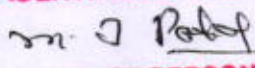
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Anand on this 16 day of March 19

 Deponent



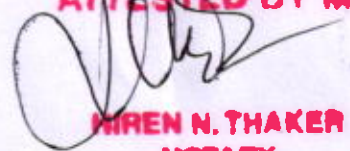
IDENTIFIED BY ME


ADVOCATE/PERSON

Name,

Reg. No. 7155119
Date : 16-3-19

ATTESTED BY ME



HIREN N. THAKER
NOTARY
GOVT. OF GUJARAT



HIREN N. THAKER
Advocate-Notary
"Drashti", O. P. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536

THE VALLABH VIDYANAGAR
COMM. CO-OP BANK LTD.,
VALLABH VIDYANAGAR-388120.
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FORM B – 1

(Gujarat RERA Order – 23 dt.23.05.2019)

DECLARATION, SUPPORTED BY AN AFFIDAVIT , WHICH SHAL 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. Bijan Harishbhai Patel** promoter of the proposed project/duly
authorized by the promoter of the proposed project, vide its/his/their authorization dated
25.11.2013.

I, **Bijan Harishbhai 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 (a) **Shri Harishbhai Raojibhai Patel (HUF), (b) Smt. Diptiben Shirishbhai Patel, (c) Shri Niraj Shirishbhai Patel, and (d) Shri Karan Shirishbhai Patel** (Land Owner(s) /Lessor(s) by way of Development Agreement, Notary Agreement dated 25.11.2013 at Anand to develop the land bearing Survey No./FP No.202+202 paikki (2,630.00 Sq.Mt.) and Survey No./FP No.203+200+204+205 (8,926.00 Sq.Mt.) Revise S.No.200/Paikki of Bakrol Village Ta & Dist:Anand Gujarat.



NOTARY





2. That (a) Shri Harishbhai Raojibhai Patel (HUF), (b) Smt. Diptiben Shirishbhai Patel, (c) Shri Niraj Shirishbhai Patel, and (d) Shri Karan Shirishbhai Patel (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 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 NIL including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

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

NOTARY



Verification

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

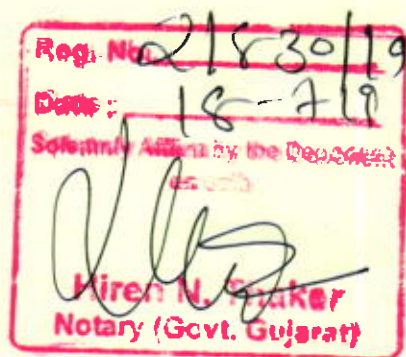
Verify by me at Anand on this 18 day of July 2019

Deponent:

Shri Bijan Harishbhai Patel

Proprietor:

Tulsi Infracon,



IDENTIFIED BY ME

ADVOCATE PERSON

Name Hiren N. Thaker

HIREN N. THAKER
Advocate-Notary
"Drashti", Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536

THE VALLABH VIDYANAGAR
COMM. CO-OP BANK LTD.
VALLABH VIDYANAGAR-388120.
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FORM B – 2

(Gujarat RERA Order – 23 dt.23.05.2019)

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

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Affidavit cum Declaration

Joint Affidavit cum Declaration of,

- 1) Mr./Ms. **Bijan Harishbhai Patel** Proprietor of Tulsi Infracon, Bakrol promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **25.11.2013**

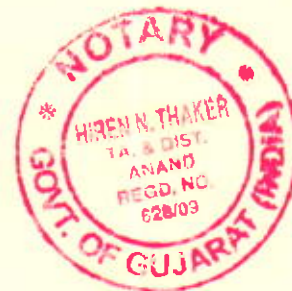
AND

- 2) Mr./Ms. (a) **Shri Harishbhai Raojibhai Patel (HUF)**, (b) **Smt. Diptiben Shirishbhai Patel**, (c) **Shri Niral Shirishbhai Patel**, and (d) **Shri Karan Shirishbhai Patel** owner/lessor of the project land/duly authorized by the owner/lessor of the project land, vide its/his their authorization dated **25.11.2013**.

We, 1) I Mr./Ms. **Bijan Harishbhai Patel** Proprietor of Tulsi Infracon, Bakrol promoter of the proposed project/duly authorized by the promoter of the proposed project AND 2) Mr./Ms. (a) **Shri Harishbhai Raojibhai Patel (HUF)**, (b) **Smt. Diptiben Shirishbhai Patel**, (c) **Shri Niral Shirishbhai Patel**, and (d) **Shri Karan Shirishbhai Patel** owner/lessor of the project land do hereby solemnly declare, undertake and state as under:



NOTARY





A. We have entered into Notarised Development agreement dated **25.11.2013** agreement, registered on dated 02.01.2019 at Sub Registrar Office at Anand to develop the land bearing Survey No./FP No.202+202 paikki (2,630.00 Sq.Mt.) and Survey No./FP No.203+200+204+205 (8,926.00 Sq.Mt.) Revise S.No.200/Paikki of Bakrol Village Ta & Dist:Anand Gujarat.

B. That **TULSI RAM** Project 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 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 NIL 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 fulfill 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.

NOTARY



- 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 Notarised 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

- 2) Bijan Harishbhai Patel

[Signature]

Proprietor: Tulsi Infracon, Bakrol

- 3) A. Harishbhai Raojibhai Patel (HUF)

[Signature] P.O.A

- B. Diptiben Shirishbhai Patel

[Signature] D.S. Patel

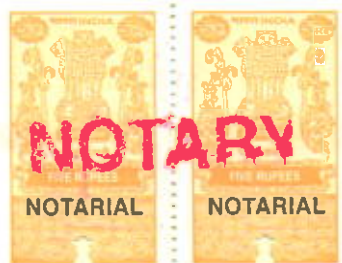
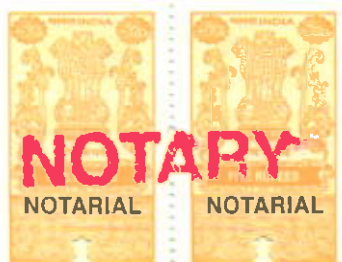
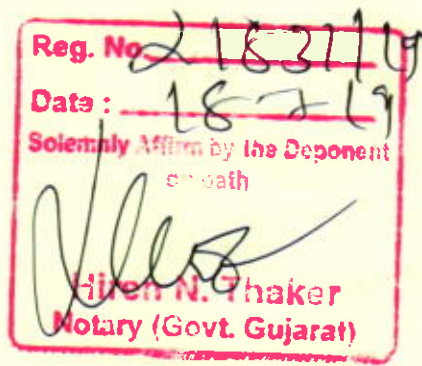
- C. Niral Shirishbhai Patel

[Signature]

- D. Karan Shirishbhai Patel

[Signature]

(Joint Land Owners)



HIREN N. THAKER
Advocate-Notary
"Drashu", Opp. Saurashtra Colony,
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536

IDENTIFIED BY ME

ADVOCATE PERSON

Name, [Signature]



THE VALLABH VIDYANAGAR
COMM. CO-OP BANK LTD.,
VALLABH VIDYANAGAR-388120.
GUJ/SOSIAUTH/AVI 184/2007

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INDIA STAMP DUTY GUJARAT

Affidavit cum declaration of **SHRI BIJAN HARISHBHAI PATEL**, authorized signatory of **Tulsi Infracon**, for the project "**TULSI RAM**" situated at **RAMBHAI KAKA MARG, AT:BAKROL, TA & DIST:ANAND**

I, **SHRI BIJAN HARISHBHAI PATEL**, authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under.

I/We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC, I/We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR – 2017.

I/We further undertake that I/We will take building use permission from planning authority after providing /constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

NOTARY





We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

Deponent

- 1) Bijan Harishbhai Patel
Proprietor: Tulsi Infracon, Bakrol

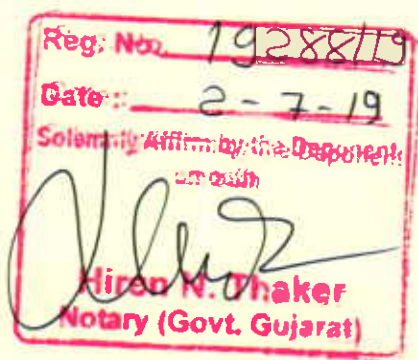
Bijan Patel



IDENTIFIED BY ME

ADVOCATE/PERSON

Name,



HIREN N. THAKER
Advocate-Notary
"Orashti", Opp. Saurashtra Colony
Mota Bazar, Vallabh Vidyanagar,
Dist.: Anand, Gujarat, India.
Mo.: 9428403536