



THE AHMEDABAD MERCANTILE
CO - OP BANK LTD.

MAKARPURA BRANCH
VADODARA - 390 010

No. GUJ / SOS / AUTH / AV / 118 / 2017



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Rs. ≈ 0000300 ≈ 12.12.2019

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FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Regd.No.: 12396
Date: 12/12/19

Affidavit cum Declaration of **Mr. Shirolawala Biren Vinodbhai** duly authorized by the promoter **Venus Infrabuild** for project **Venus Pahel Tower A1/03, A1/04-05**, vide C.S.No.1299 & 1309, Block No. F & G, TP-20, FP-85, Moje Atladra, District Vadodara, with area of Plot: 15194 s.q.mtr. and authorization dated 20/11/2019.

I, **Shirolawala Biren Vinodbhai** duly authorized by the promoter **Venus Infrabuild** for project **Venus Pahel Tower A1/03, A1/04-05** do hereby solemnly declare, undertake and state as under that;

1. **Venus Infrabuild** has a legal title to the land on which the development of **Venus Pahel Tower A1/03, A1/04-05** is proposed;
AND
a legally valid authentication of title of such land 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 31/12/2022.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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, VENUS INFRABUILD
[Signature]
Authorized Signatory
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 Vadodra on this 22 day of March 2019

For, VENUS INFRABUILD
[Signature]
Authorized Signatory
Deponent

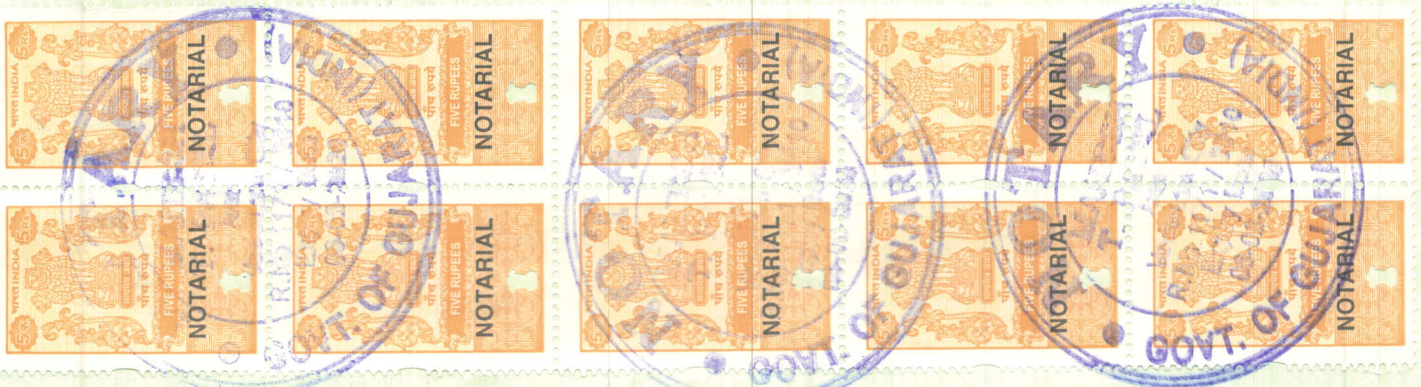


MAHESH T. PATEL
ADVOCATE & NOTARY
Regd. No. 1171 / 2010
D-6, Maa Tenament, Opp. Kedardham,
GIDC Road, Manjalpur, Vadodara. (Guj. India)

BEFORE ME

[Signature]
22/22/29
MAHESH T. PATEL
NOTARY

Notary's Stamp



Venus Infrabuild

1101, Venus Amadeus, Jodhpur Cross Roads, Satellite, Ahmedabad 380 015

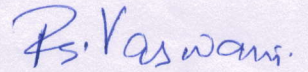
True Copy of Resolution passed by all the partners on 20/11/2019.

The partners of **Venus Infrabuild** hereby solemnly affirm and declare that **Shirolawala Biren Vinodbhai** is authorized to act and appear on behalf of the Firm/Company and to produce accounts, documents etc. and to receive any document in relation to The Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on us.

Full Name: Rajesh Sunderdas Vaswani

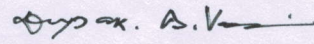
Signature:



Partner/Director

Full Name: Venus Infrastructure & Developers Pvt. Ltd.

Signature:



Partner/Director

Acceptance as an authorized signatory

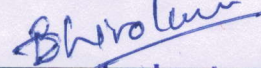
I **Shirolawala Biren Vinodbhai** hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



Place: Ahmedabad

Date: 20-11-2019

For, VENUS INFRABUILD



Authorized Signatory

THE AHMEDABAD MERCANTILE
CO-OP. BANK LTD
PREMCHANDNAGAR ROAD,
AHMEDABAD-380015.
No.GUJ/SOS/AUTH/AV/214/2008

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Sr. No 50083
Date: 27/12/2019

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Affidavit Cum Declaration

STAMP DUTY GUJARAT

Affidavit cum declaration of Mr. Shirolawala Biren Vinodbhai authorized signatory of Venus Infrabuild for the project Venus Pahel Tower A1/03, A1/04-05 situated at Near Reliance Mall, Old Padra Road, Hira Nagar, Vadodara – 390 020.

I Shirolawala Biren Vinodbhai authorized signatory of proposed project duly authorised 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 23.10.17 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.

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.

For, VENUS INFRABUILD

Bhrol
Authorized Signatory
Deponent



Solemnly Affirmed/Declared
Sworn Before me by *Biren* ✓

27/12/19
H. J. ZALA
NOTARY (Govt. of India)

