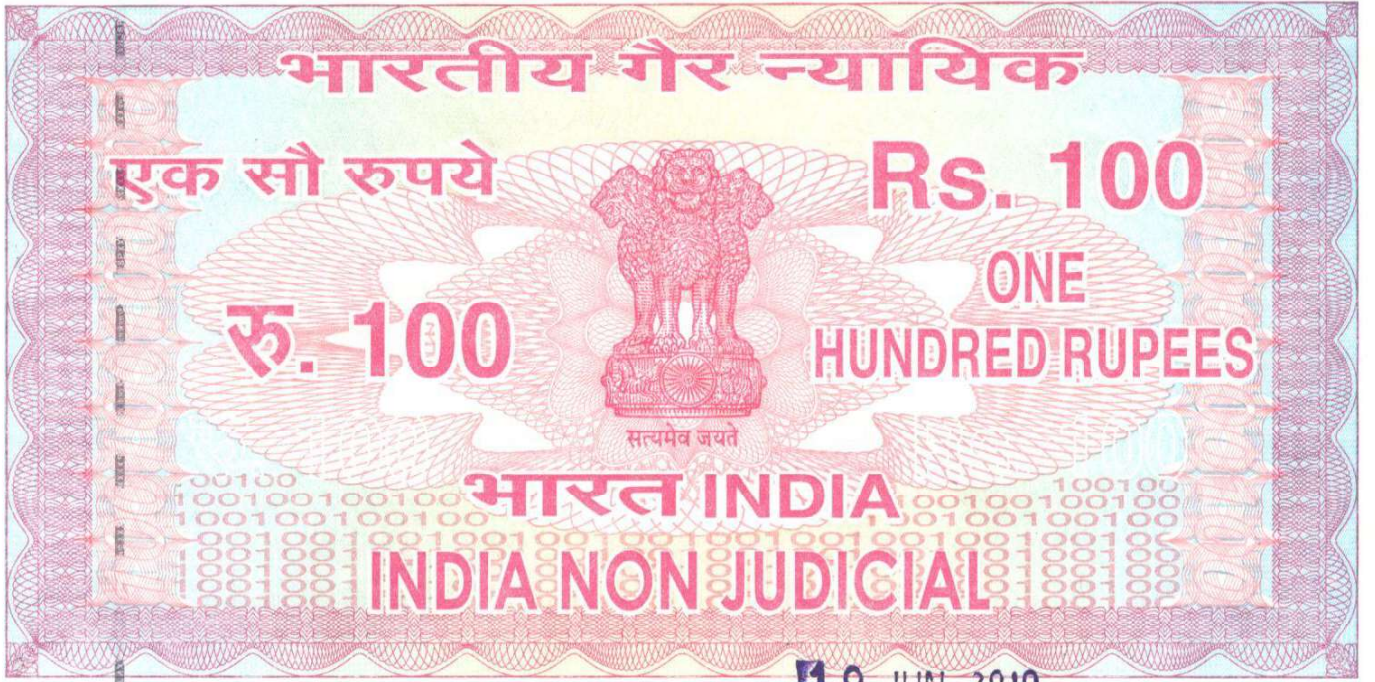




ગુજરાત ગુજરાત GUJARAT

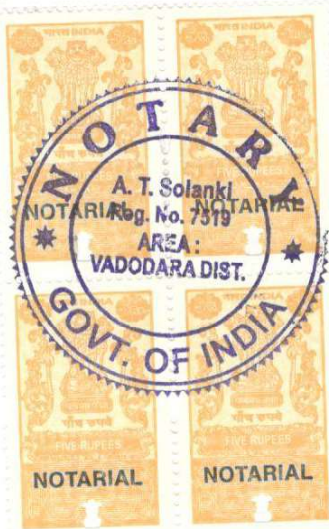
9 JUN 2019

BU 267633

અનુક્રમ નં. ૨૭૦૬ તા. ૧૬/૦૬/૧૯
ખરીદનારનું નામ રોકેટીંગ એજીસી
સરનામું ૪૦૪. સોનગેર ના પાલિકા વાડોદરા.
હસ્તે સહી અપગપટે.

લા.નં. ૩૬/૨૦૧૭
તા. ૧૨/૭/૨૦૧૭

સ્ટેમ્પ વેન્ડરની સહી
(લુપિનસિંહ એન. ગોહીલ)
GF/11, રાજવી ટાવર, ઓલ્ડ પાટરા રોડ, વડોદરા.



Reg. Sr. No. 10045.
Date 20/06/2019.
A. T. SOLANKI
NOTARY, VADODARA

FORM 'B'

(SEE RULE 3 (4))

AFFIDAVIT CUM DECLARATION

Dr. A. T. Solanki

FORM 'B'

(SEE RULE 3 (4))

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **M/S. EKDANT SPACES** Promoter of Project **PARK PLUSH** land bearing old R.S. No. 388, 391, 392 Block No.-250/A, H. 2-00-00, Block No. 250/A paiki 1, H. 1-78-41 & Block No. 250/B, H. 1-48-00 total H. 5-26-41 as per approved plan sub division-B (Northern side) admeasuring 19812.33 Sq. Mtrs. & common plot 1981.30 Sq. Mtrs. Total 21793.63 Sq. Mtrs. Open N. A. land of Village KHATAMBA, Taluka VADODARA, Authority VUDA, District VADODARA, vide their authorised date 20-06-2019.

I, Dilip Advani Son of Kishanchand Advani, partner of **M/s. Ekdant Spaces** aged Adult R/o 504, Signet Hub, Akshar Chowk, Munjmahuda, Vadodara - 390020 promoter of the **PARK PLUSH** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That the land is owned by **(1) Kamleshbhai Bhailalbhai Patel, (2) Shantaben Ramanbhai Patel & (3) Chaganbhai Muljibhai Dholu** who 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 promoter for development of the real estate project or phase thereof, as the case may be, is enclosed with application.

2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31st December 2026.
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 only 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.

DR Advani

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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I / promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

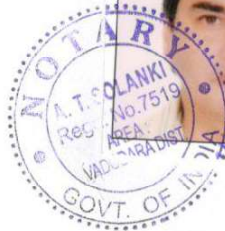


D. K. Advani
Deponent

Verification

I Dilip Advani Son of Kishanchand Advani partner of M/s. Ekdant Spaces aged Adult R/o 504, Signet Hub, Akshar Chowk, Munjmahuda, Vadodara – 390020, do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Vadodara on this Thursday of 20-06-2019.



D. K. Advani
Deponent



Solemnly Affirmed / Declared
Sworn Before me by *D. K. Advani*

A. T. SOLANKI
NOTARY, VADODARA

20/06/19

I know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whom identity
before you.....
sol.



गुजरात गुजरात GUJARAT

12 JUL 2019

BU 267972



अनुक्रम नं. 3383

ता. 12/07/19.

Ekdant Spaces

अरीद्वारानुं नाम

सरनामं श्रीगोरेराम लाल, पाल्पावा चौकी

हस्ते सही अनवराम

SH. Patel

ला.नं. 36/2019

ता. 12/7/2019

स्टेप वेन्डरनी सही

(लुपिनसिंह येन. गोहील)

GF/11, राखवी टावर, ओल्ड भादरा रोड, वडोदरा.

Reg. Sr. No. 11282.....
Date 12/07/2019...
A. T. SOLANKI
NOTARY, VADODARA



Form B-1

Dr. Adani

FORM B-1

[Gujarat RERA Order - 23 dt. 23/05/2019]

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 **M/S. EKDANT SPACES** Promoter of Project **PARKPLUSH** duly authorized by the promoter of the proposed project, vide its authorization dated 20-06-2019.

I, Dilip Advani Son of Kishanchand Advani, partner of **M/s. Ekdant Spaces** aged Adult R/o 504, Signet Hub, Akshar Chowk, Munjmahuda, Vadodara - 390020 promoter of the **PARK PLUSH** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

We have entered into an agreement with (1) **Kamleshbhai Bhailalbhai Patel**, (2) **Shantaben Ramanbhai Patel** & (3) **Chaganbhai Muljibhai Dholu** by way of registered Development agreement No. 7511 agreement, Registered on date 13-06-2019 at sub Registrar office Vadodara to develop the land bearing old R.S. No. 388, 391, 392 Block No.-250/A, H. 2-00-00, Block No. 250/A paiki 1, H. 1-78-41 & Block No. 250/B, H. 1-48-00 total H. 5-26-41 as per approved plan sub division-B (Northern side) admeasuring 19812.33 Sq. Mtrs. & common plot 1981.30 Sq. Mtrs. Total 21793.63 Sq. Mtrs. Open N. A. land of Village KHATAMBA, Taluka VADODARA, Authority VUDA, District VADODARA.

2. That (1) **Kamleshbhai Bhailalbhai Patel**, (2) **Shantaben Ramanbhai Patel** & (3) **Chaganbhai Muljibhai Dholu** have 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 us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.



D. Advani

3. That we will abide by all the conditions of the Development 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 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 fulfilment of our obligations under the Act towards the allottees of the units.



D. K. Dwani
Deponent

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 VADODARA on this 12th day of JULY 2019.



I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you.....

S. P. Patel

D. K. Dwani
Deponent

Solemnly Affirmed / Declares
Sworn Before me by D. K. Dwani

Am 12/07/19.

A. T. SOLANKI
NOTARY, VADODARA





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

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

(1) I, **Dilip Advani** Son of **Kishanchand Advani**, partner of **M/S. EKDANT SPACES** Promoter of Project **PARKPLUSH** duly authorized by the promoter of the proposed project, vide its authorization dated 20-06-2019.

AND

(2) (1) **Kamleshbhai Bhailalbhair Patel**, (2) **Shantaben Ramanbhai Patel** & (3) **Chaganbhai Muljibhai Dholu** owners of the project land, vide their authorization dated 12-07-2019;

We, 1) **M/S. EKDANT SPACES** promoter, of the proposed project / duly authorized by the promoter of the proposed project, AND 2) (1) **Kamleshbhai Bhailalbhair Patel**, (2) **Shantaben Ramanbhai Patel** & (3) **Chaganbhai Muljibhai Dholu** owners of the project land do hereby solemnly declare, undertake and state as under :

A. We have entered into registered Development agreement No. 7511 agreement, Registered on date 13-06-2019 at sub Registrar office Vadodara to develop the land bearing old R.S. No. 388, 391, 392 Block No.- 250/A, H. 2-00-00, Block No. 250/A paiki 1, H. 1-78-41 & Block No. 250/B, H. 1-48-00 total H. 5-26-41 as per approved plan sub division-B (Northern side) admeasuring 19812.33 Sq. Mtrs. & common plot 1981.30 Sq. Mtrs. Total 21793.63 Sq. Mtrs. Open N. A. land of Village KHATAMBA, Taluka VADODARA, Authority VUDA, District VADODARA.

[Signature]

D. Advani

23.07.2019
[Signature]

- B. That (1) Kamleshbhai Bhailalbhai Patel, (2) Shantaben Ramanbhai Patel & (3) Chaganbhai Muljibhai Dholu have a legal title to the land on which the development of the proposed project is to be carried out.

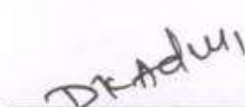
AND

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

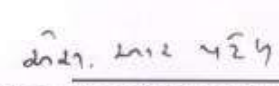
That, we will abide by all the conditions of the Development Agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the unit and association of allottees of the project in accordance with the provisions of Section 17 of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

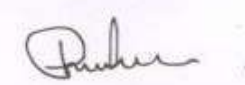
- D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the unit to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.

- 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) Dilip Kishanchand Advani


Deponent (2) Kamleshbhai Bhailalbhai Patel


Deponent (2) Shantaben Ramanbhai Patel


Deponent (2) Chaganbhai Muljibhai Dholu



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 YADODARA on this 12th day of July 2019.



Dilip Advani
Deponent (1) Dilip Kishanchand Advani



Kamleshbhai Bhailalbhai Patel
Deponent (2) Kamleshbhai Bhailalbhai Patel



Shantaben Ramanbhai Patel
Deponent (2) Shantaben Ramanbhai Patel

98252-25074

Chaganbhai Muljibhai Dholu

Deponent (2) Chaganbhai Muljibhai Dholu

I know the Signatory
Personally who has signed
in my Presence in the
Document and is the same
person to whom identity
before you.....

Speta



Solemnly Affirmed / Declared
Sworn Before me by... D.K. Advani Dholu et al.

12/07/19.

A. T. SOLANKI
NOTARY, VADODARA



DECLARATION FOR AUTHORISED SIGNATORY

We, the below mentioned partners of EKDANT SPACES hereby solemnly affirm and declare that Mr. Dilip Kishanchand Advani to act as an authorized signatory for registration of the project "PARK PLUSH" under RERA Act, 2019 and Gujarat RERA Rules, 2016.

Signatures :

Sr. No.	Name of Partners	Signature
1.	Mr. Dilip Kishanchand Advani	<i>Dilip Advani</i>
2.	Mr. Prashant Dilip Advani	<i>Prashant Advani</i>
3.	Mr. Prafulbhai Rameshwar Bhatt	<i>Mr. P. R. Bhatt</i>
4.	Mr. Sanjiv Prafulbhai Bhatt	<i>Sanjiv Bhatt</i>
5.	Mr. Hardik Anilbhai Bhatt	<i>Hardik Bhatt</i>

ACCEPTANCE AS AN AUTHORISED SIGNATORY

I, Dilip Kishanchand Advani, 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.

Dilip Kishanchand Advani

(Authorised Signatory)

Dilip Advani
Partner

Date : 20-06-2019

Place : Vadodara

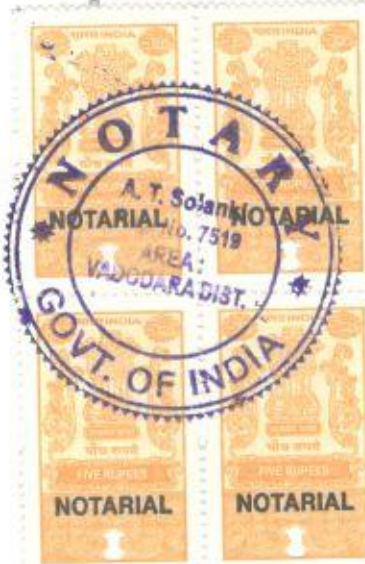


गुजरात गुजरात GUJARAT

BU 267978

अनुक्रम नं. 3421 ता. 21/07/19
प्रतीद्वारनं नाम Ekdant Spaces
सरनामं 408. 21/07/19 11/283
हस्ते सही 11/283

2 JUL 2019



ला.नं. 36/2019
ता. 12/7/2019

स्टेम्प वे-522नी सही
(लुपिनसिंह अ.न. गोलील)
6F/11, राजकी टावर, ओल्ड पादरा रोड, वडोदरा

Reg. Sr. No. 11283
Date 12/07/2019
A. T. SOLANKI
NOTARY, VADODARA



Affidavit cum Declaration
in adu.

Affidavit cum declaration

Affidavit cum declaration of Mr. Dilip Kishanchand Advani authorised signatory of M/s. Ekdant Spaces for the project "PARKPLUS" situated at old R.S. No. 388, 391, 392 Block No.-250/A, H. 2-00-00, Block No. 250/A paiki 1, H. 1-78-41 & Block No. 250/B, H. 1-48-00 total H. 5-26-41 as per approved plan sub division-B (Northern side) admeasuring 19812.33 Sq. Mtrs. & common plot 1981.30 Sq. Mtrs. Total 21793.63 Sq. Mtrs. Open N. A. land of Village KHATAMBA, Taluka VADODARA, Authority VUDA, District VADODARA.

Dilip Kishanshand Advani authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. 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.

We further undertake that 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.

I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you.....

Signature

D.K. Advani

Deponent



Solemnly Affirmed / Declared Sworn Before me by.. *D.K. Advani*

Atm 12/07/19.
A. T. SOLANKI
NOTARY, VADODARA

