

No. 8311
Date 5/11/19

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. HITESH HARGOVINDBHAI MOJIDRA**, Promoter of project / duly authorized by promoters of **MARUTI INFRA** of the Project Name: "KRISHNA VILLA" C.S. / R.S. / Block no. 54, 55 paiki 1, 56, T.P.No. -, F.P. No.-, O.P.No.-, Area or Plot: 10975.20 (Sq.Mts.), Village Name: **DASHRATH, VADODARA**, Taluka. **VADODARA**, Authority Name **VUDA**, District. **VADODARA**, Vide Its/his / their Authorized Dated: 25.10.2019

Affidavit cum Declaration of Mr. / Ms **MR. HITESH HARGOVINDBHAI MOJIDRA**, promoter of the proposed project / duly authorized by the promoter of the promoter of the proposed project, vide its/his/their authorization on dated: 25.10.2019

I, **MR. HITESH HARGOVINDBHAI MOJIDRA** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the Development of "KRISHNA VILLA" the project is proposed

OR

MARUTI INFRA has legal title or the land on which the development of "KRISHNA VILLA" the proposed project is to be carried out

And

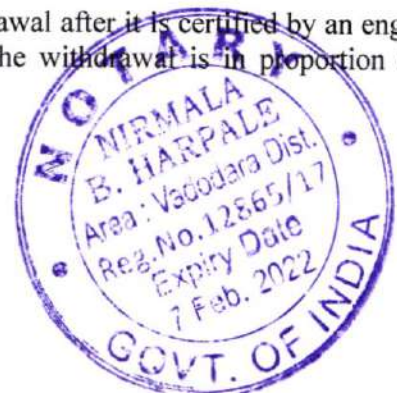
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

~~That details of encumbrances including details of any right title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/promoter is 31/12/2024.
4. That seventy per cent of the amounts realized 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 for the separate account, to cover the cost of the project. Shall be withdrawal in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawal 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. 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 utilized for the project and the withdrawal has been in compliance with the proportion 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

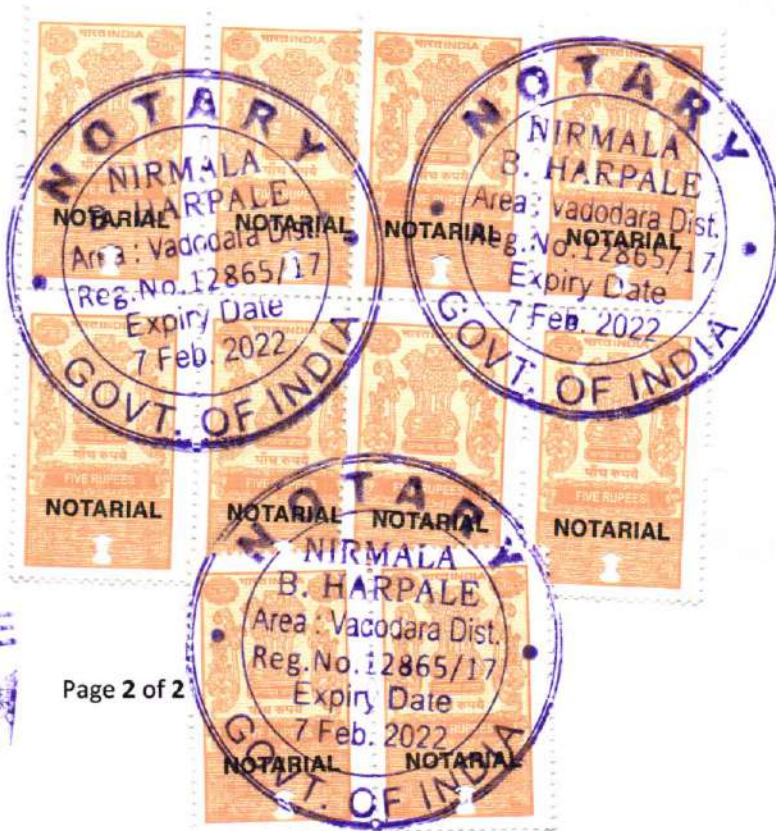
Verification

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 VADODARA on this 25TH day of October, 2019

Deponent



BEFORE ME
N B Harpale
5/11/19
NIRMALA B. HARPALE
NOTARY



No. 8313
Date 5/11/19

UMA CO-OPERATIVE BANK LTD
H.O. NIZAMPURA, VADODARA
Ar Patel
GUJ/SOS/AUTH/AV/146/2007



95757 SPL. ADH. ગુજરાત
108910 NOV 01 2019
ZERO ZERO ZERO ZERO ZERO ZERO ZERO 13:12
R. 0000300/-PB5898
STAMP DUTY GUJARAT

Affidavit Cum Declaration

Affidavit Cum Declaration of **MR. HITESH HARGOVINDBHAI MOJIDRA**
Authorized Signatory of **MARUTI INFRA** for The Project "**KRISHNA VILLA**"
Situated At: 81, SUNRISE SOCIETY, AJOD, Vadodara, Gujarat - 391740.

I **MR. HITESH HARGOVINDBHAI MOJIDRA** 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.

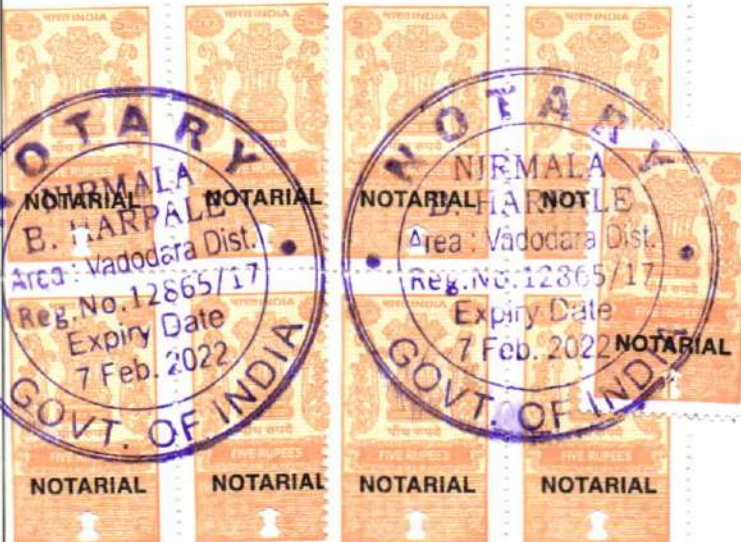
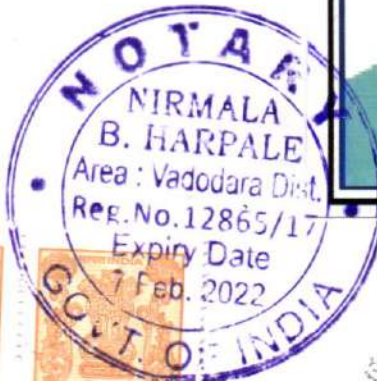
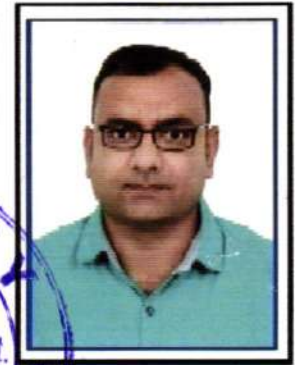
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the Allottees.

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

MR. HITESH HARGOVINDBHAI MOJIDRA

Hitesh

Deponent



BEFORE ME
N. B. Harpale
5/11/19
NIRMALA B. HARPALE
NOTARY

REVISED RESIDENC LAY OUT PLAN IN BLOCK NO.-54,55/P,56; AT VILL.=DASHRATH; VADODARA

APPROVED SUBJECT TO CONDITION
LAID DOWN IN PERMITS PERMITS
Order No. 112/P/2019
Date: 26/8/2019
Urban Development Authority
Vadodra.

Unless renewed the Validity
of this permission Expires
on DL 25/8/2020

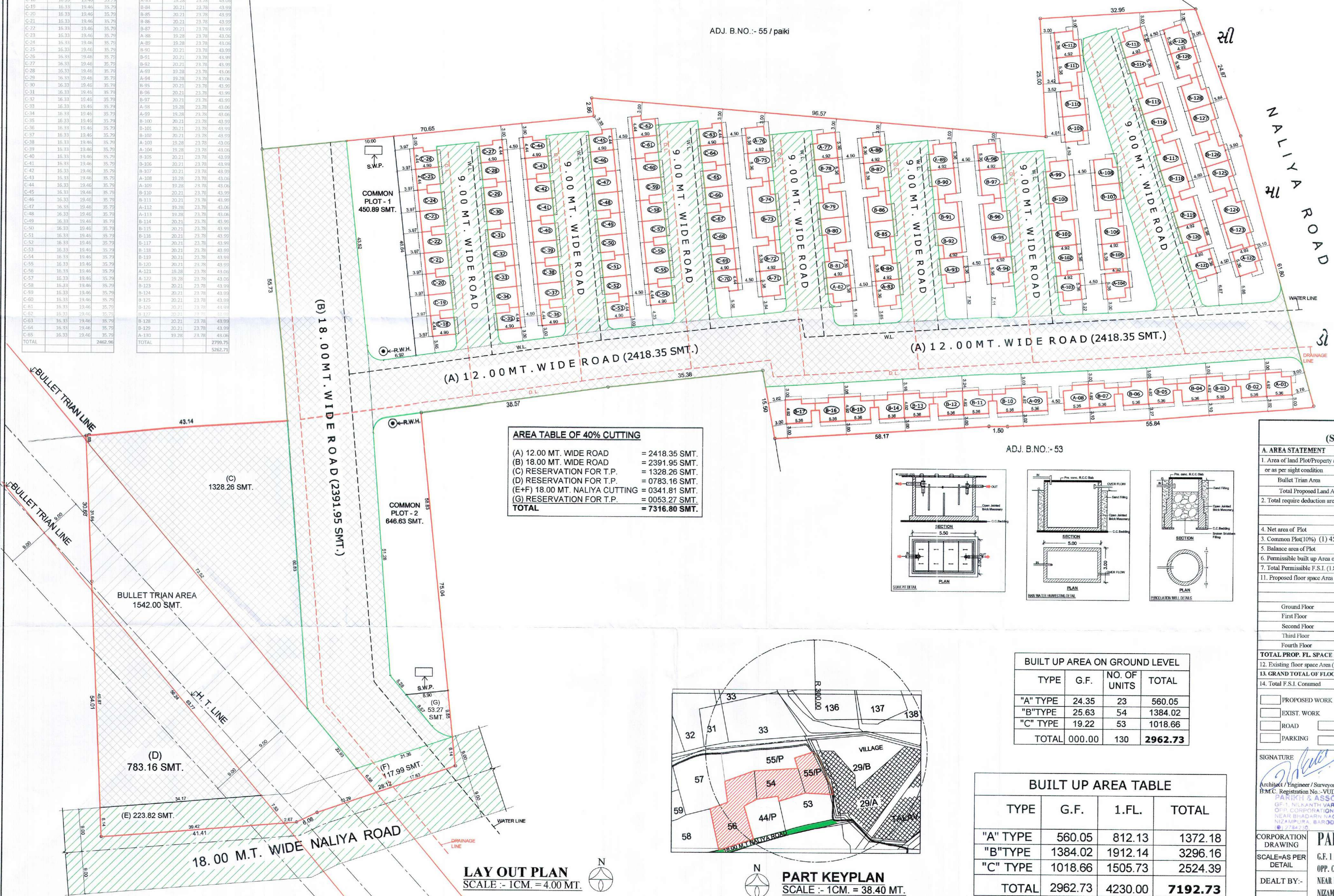
Developmental permission is granted subject
to the condition that the responsibility of the
applicant and the Architect / Engineer /
Surveyor / Structural Engineer to follow
the rules and regulations of the Government
of Gujarat in relation to the development
of the land and the same shall be verified.

સેવા પોલીસ ડી.સી.ના સુચારુર અંગેની
જમીન અધિકારી સમક્ષની રહેશે.

Ownership of the Common Plot shall be
in Joint Ownership of all the members
of the layout and it shall not be Sold.

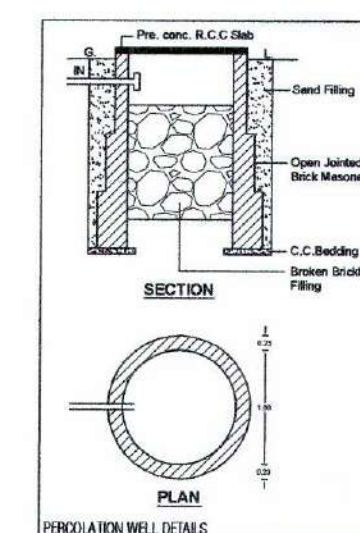
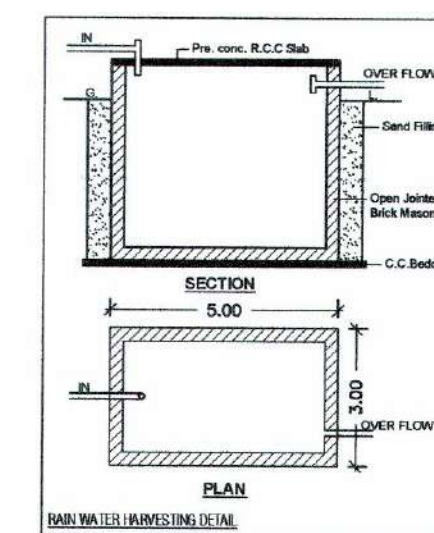
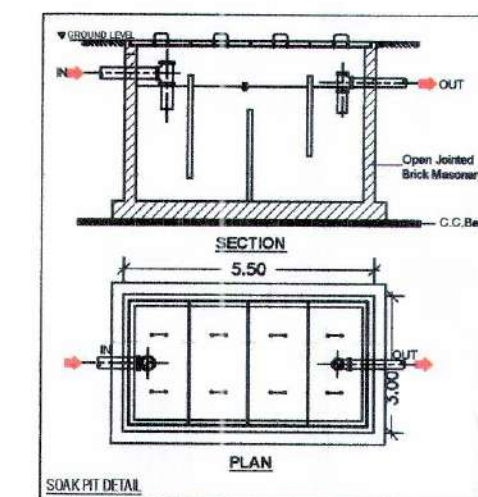
CARPET AREA CALCULATION				CARPET AREA			
UNIT NO.	G.F.	F.F.	TOTAL	UNIT NO.	G.F.	F.F.	TOTAL
A-01	19.28	23.78	43.06	C-66	16.33	19.46	35.79
B-02	20.21	23.78	43.99	C-67	16.33	19.46	35.79
B-03	20.21	23.78	43.99	C-68	16.33	19.46	35.79
B-04	20.21	23.78	43.99	C-69	16.33	19.46	35.79
B-05	20.21	23.78	43.99	C-70	16.33	19.46	35.79
B-06	20.21	23.78	43.99	A-71	19.28	23.78	43.06
B-07	20.21	23.78	43.99	B-72	20.21	23.78	43.99
A-08	19.28	23.78	43.06	B-73	20.21	23.78	43.99
A-09	19.28	23.78	43.06	B-74	20.21	23.78	43.99
B-10	20.21	23.78	43.99	B-75	20.21	23.78	43.99
B-11	20.21	23.78	43.99	A-76	19.28	23.78	43.06
B-12	20.21	23.78	43.99	A-77	19.28	23.78	43.06
B-13	20.21	23.78	43.99	B-78	20.21	23.78	43.99
B-14	20.21	23.78	43.99	B-79	20.21	23.78	43.99
B-15	20.21	23.78	43.99	B-80	20.21	23.78	43.99
B-16	20.21	23.78	43.99	B-81	20.21	23.78	43.99
B-17	20.21	23.78	43.99	A-82	19.28	23.78	43.06
C-18	16.33	19.46	35.79	A-83	19.28	23.78	43.06
C-19	16.33	19.46	35.79	B-84	20.21	23.78	43.99
C-20	16.33	19.46	35.79	B-85	20.21	23.78	43.99
C-21	16.33	19.46	35.79	B-86	20.21	23.78	43.99
C-22	16.33	19.46	35.79	B-87	20.21	23.78	43.99
C-23	16.33	19.46	35.79	A-88	19.28	23.78	43.06
C-24	16.33	19.46	35.79	A-89	19.28	23.78	43.06
C-25	16.33	19.46	35.79	B-90	20.21	23.78	43.99
C-26	16.33	19.46	35.79	B-91	20.21	23.78	43.99
C-27	16.33	19.46	35.79	B-92	20.21	23.78	43.99
C-28	16.33	19.46	35.79	A-93	19.28	23.78	43.06
C-29	16.33	19.46	35.79	A-94	19.28	23.78	43.06
C-30	16.33	19.46	35.79	B-95	20.21	23.78	43.99
C-31	16.33	19.46	35.79	B-96	20.21	23.78	43.99
C-32	16.33	19.46	35.79	B-97	20.21	23.78	43.99
C-33	16.33	19.46	35.79	A-98	19.28	23.78	43.06
C-34	16.33	19.46	35.79	A-99	19.28	23.78	43.06
C-35	16.33	19.46	35.79	B-100	20.21	23.78	43.99
C-36	16.33	19.46	35.79	B-101	20.21	23.78	43.99
C-37	16.33	19.46	35.79	B-102	20.21	23.78	43.99
C-38	16.33	19.46	35.79	A-103	19.28	23.78	43.06
C-39	16.33	19.46	35.79	A-104	19.28	23.78	43.06
C-40	16.33	19.46	35.79	B-105	20.21	23.78	43.99
C-41	16.33	19.46	35.79	B-106	20.21	23.78	43.99
C-42	16.33	19.46	35.79	B-107	20.21	23.78	43.99
C-43	16.33	19.46	35.79	A-108	19.28	23.78	43.06
C-44	16.33	19.46	35.79	A-109	19.28	23.78	43.06
C-45	16.33	19.46	35.79	B-110	20.21	23.78	43.99
C-46	16.33	19.46	35.79	B-111	20.21	23.78	43.99
C-47	16.33	19.46	35.79	A-112	19.28	23.78	43.06
C-48	16.33	19.46	35.79	A-113	19.28	23.78	43.06
C-49	16.33	19.46	35.79	B-114	20.21	23.78	43.99
C-50	16.33	19.46	35.79	B-115	20.21	23.78	43.99
C-51	16.33	19.46	35.79	B-116	20.21	23.78	43.99
C-52	16.33	19.46	35.79	B-117	20.21	23.78	43.99
C-53	16.33	19.46	35.79	B-118	20.21	23.78	43.99
C-54	16.33	19.46	35.79	B-119	20.21	23.78	43.99
C-55	16.33	19.46	35.79	B-120	20.21	23.78	43.99
C-56	16.33	19.46	35.79	A-121	19.28	23.78	43.06
C-57	16.33	19.46	35.79	A-122	19.28	23.78	43.06
C-58	16.33	19.46	35.79	A-123	19.28	23.78	43.06
C-59	16.33	19.46	35.79	B-124	20.21	23.78	43.99
C-60	16.33	19.46	35.79	B-125	20.21	23.78	43.99
C-61	16.33	19.46	35.79	B-126	20.21	23.78	43.99
C-62	16.33	19.46	35.79	B-127	20.21	23.78	43.99
C-63	16.33	19.46	35.79	B-128	20.21	23.78	43.99
C-64	16.33	19.46	35.79	B-129	20.21	23.78	43.99
C-65	16.33	19.46	35.79	A-130	19.28	23.78	43.06
TOTAL			2462.96	TOTAL			2799.75

ADJ. B.NO.: 55 / paiki



AREA TABLE OF 40% CUTTING

(A) 12.00 MT. WIDE ROAD	= 2418.35 SMT.
(B) 18.00 MT. WIDE ROAD	= 2391.95 SMT.
(C) RESERVATION FOR T.P.	= 1328.26 SMT.
(D) RESERVATION FOR T.P.	= 0783.16 SMT.
(E+F) 18.00 MT. NALIYA CUTTING	= 0341.81 SMT.
(G) RESERVATION FOR T.P.	= 0053.27 SMT.
TOTAL	= 7316.80 SMT.



BUILT UP AREA ON GROUND LEVEL

TYPE	G.F.	NO. OF UNITS	TOTAL
"A" TYPE	24.35	23	560.05
"B" TYPE	25.63	54	1384.02
"C" TYPE	19.22	53	1018.66
TOTAL	000.00	130	2962.73

BUILT UP AREA TABLE

TYPE	G.F.	1.FL.	TOTAL
"A" TYPE	560.05	812.13	1372.18
"B" TYPE	1384.02	1912.14	3296.16
"C" TYPE	1018.66	1505.73	2524.39
TOTAL	2962.73	4230.00	7192.73



PART KEYPLAN
SCALE :- 1CM. = 38.40 MT.

FORM No: 3
(See Regulation No: 3.2(ix))

A. AREA STATEMENT		SQ. MTS.	I. LIST OF DRAWING ATTACHED	
1. Area of land Plot/Property as per record or as per sight condition		19834.00	Sr. No.	Description
2. Total require deduction area (18292.00 X 40%)		7316.80		Copies
3. Net area of Plot		10975.20		
4. Common Plot (10%) (1) 450.89 + (2) 646.63		1097.52		
5. Balance area of Plot		9877.68		
6. Permissible built up Area on Ground Floor (30%)		2963.30		
7. Total Permissible F.S.I. (1.80 X 10975.20)		19755.36		
11. Proposed floor space Area			II. REFERENCE	
			Last Approved Plan (if any)	
			Permission Order No:	
			Date of Approval:	
			III. DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK	
			STAMPS & SIGNATURE OF APPROVAL	
			IV. CERTIFICATE	
			I) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work. Makehole connection is possible and is verified by me.	
			ii) Certified that the plot under reference was served by me on and the dimensions of sides etc. of plot stated on are as measured on site and are so worked out tallies with the area stated in the documents of ownership (T.P. record / property card or 7.12 record)	
			SIGNATURE	
			VI. SIGNATURE	
			Architect / Engineer / Surveyor	
			B.M.C. Registration No.: VUDA-EOR-113/18-23	
			PARIKH & ASSOCIATES	
			G.F. 1, NILKANTH VARNI APPT.,	
			OPP. CORPO. GARDEN,	
			NEAR BHADRA NAGAR,	
			NIZAMPURA, BARODA,	
			Owner / Builder / Organizer / Developer or Authorized Agent of Owner	
			CORPORATION DRAWING	
			SCALE=AS PER DETAIL	
			DEALT BY:-	
			DATE:-	
			PARIKH & ASSOCIATES	
			G.F. 1, NILKANTH VARNI APPT.,	
			OPP. CORPO. GARDEN,	
			NEAR BHADRA NAGAR,	
			NIZAMPURA,	
			VADODARA PH. 265 278 4230	

SITE-KRISHNA VILLA
Nr. AJOD TALAV DASHRATH
B/S. YOGESHWER SOCIETY VADODARA



AUTHORITY LETTER

Regd. No. 15863
Date: 27/09/2019

We the partners of **MARUTIINFRA**, having principle place of business at "MARUTI INFRA", 81, SUNRISE SOCIETY, AJOD, Vadodara, Gujarat-391740 do hereby authorize **Mr. HITESH H MOJIDRA** to represent us for any compliance related to Registration under Gujarat RERA. Whatever legal formalities will be made by him on behalf of firm, shall be binding on us.

Sr. No.	Name of Partners	PHOTOS	Signature & Seal
1.	Mr. RAMESH KESHUBHAI BHIMANI		
2.	Mr. KETANKUMAR JASHBHAI PATEL		
3.	Mr. PARESH SHANTILAL PATEL		
4.	Mr. HITESH KANTIBHAI PATEL		

For MARUTI INFRA

PARTNER



SITE-KRISHNA VILLA

Nr. AJOD TALAV DASHRATH

B/S. YOGESHWER SOCIETY VADODARA



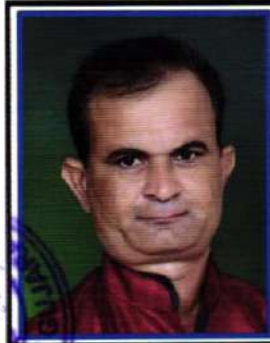
5

Mr. HITESH
HARGOVINDBHAI
MOJIDRA

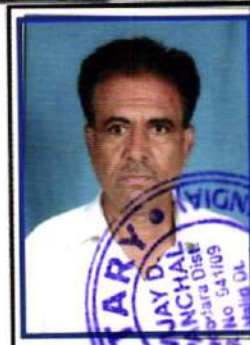
6

Mr. ALPESH
HARGOVINDBHAI
MOJIDRA

7

Mr. RAJESH
BHAGWANBHAI SAVANI

8

Mr. DINESH
BHAGWANBHAI SAVANI

9

Mr. CHINTANKUMAR
CHIMANBHAI PATEL

For MARUTI INFRA

PARTNER

SITE-KRISHNA VILLA
Nr. AJOD TALAV DASHRATH
B/S. YOGESHWER SOCIETY VADODARA



10

Mr. CHIMANBHAI
KALIDAS PATEL

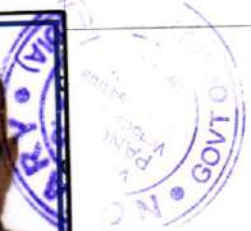
મરુતી ઇન્ફ્રા



11

Mr. NITINKUMAR
GANESHBHAI BHAMANI

Bhamani



12

Mrs. VASANTIBEN
GANESHBHAI BHAMANI

વસંત બેન



13

Mr. RANVIRSINH
SABALSINH JADEJA

રવિર. સબલ. જાડેજા



14

Mr. DRON JITESH
TRIVEDI

D.J. Trivedi



For MARUTI INFRA

PARTNER

SITE-KRISHNA VILLA

Nr. AJOD TALAV DASHRATH

B/S. YOGESHWER SOCIETY VADODARA



15	Mr. GUNVANTBHAI PREMJIBHAI TURKHIYA		<i>Signature of Mr. Gunvantbhai Turkhiya</i>
16	Mr. SHAILESHBHAI KESHAVLAL BHAMANI		<i>Signature of Mr. Shaileshbhai Keshavlal Bhamani</i>
17	Mr. KIRAN KESHAVLAL SAPRA		<i>Signature of Mr. Kiran Keshavlal Sapra</i>

ACCEPTANCE

I Mr. HITESH H MOJIDRA hereby confirm & accept the authority vested upon me by the abovementioned partners of **MARUTI INFRA** and agree to take all action in good faith of partners of **MARUTI INFRA**.

Signature of authorized signatory:



(Mr. HITESH H MOJIDRA)

Authenticated after
execution before me

VIJAY D. PANCHAL
NOTARY
My Licence is Valid up to
26-02-2024

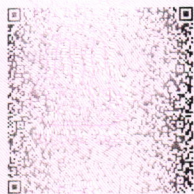
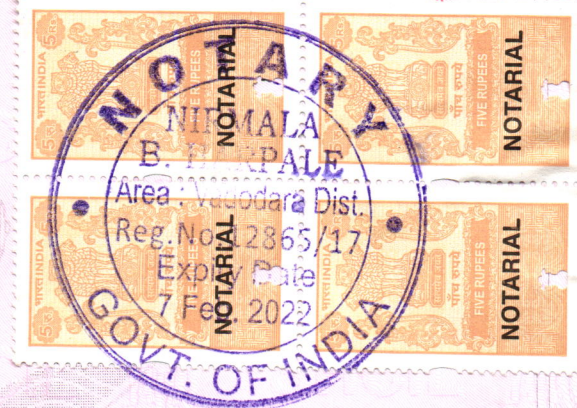
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



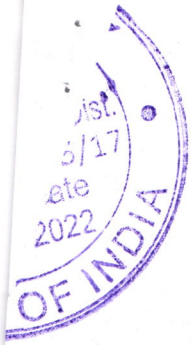
सत्यमेव जयते

Certificate No. : IN-GJ49830330313583R
Certificate Issued Date : 19-Dec-2019 03:46 PM
Account Reference : SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJSH-VOD0140683828851299R
Purchased By : S T SHAH
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : N A
Consideration Price (Rs.) : 0
(Zero)
First Party : MARUTI INFRA
Second Party : N A
Stamp Duty Paid By : MARUTI INFRA
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

No. 9539
Date. 19/12/19



MA 0004129267



Affidavit

Affidavit cum declaration of **MR. HITESH HARGOVINDBHAI MOJIDRA**
Promoter / Duly authorized Signatory of **MARUTI INFRA** for Project **KRISHNA VILLA** at R.S. / Block no. **54, 55/P, 56 Moje- Dashrath, Ta. VADODARA, Dist. VADODARA.**

I **MR. HITESH HARGOVINDBHAI MOJIDRA** authorized Signatory by the promoter **MARUTI INFRA (KRISHNA VILLA)** do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration vide Acknowledgement No **PR/VADODARA/VADODARA/GANDHINAGAR TPO/191204/008436** for my above-mentioned project.

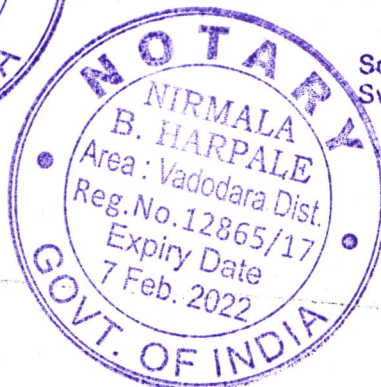
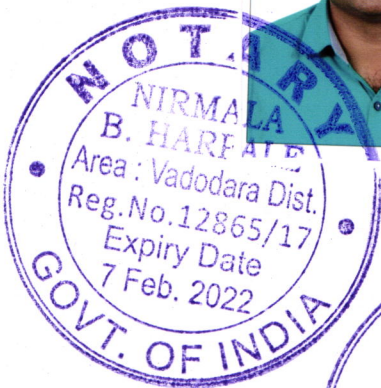
In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant **Mr. CA KARAN SHAH (K C SHAH & CO.)** is showing RERA Carpet area, which is true & correct according to my best knowledge.

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.



Promoter

MR. HITESH HARGOVINDBHAI MOJIDRA



Solemnly Affirmed / Declared
Sworn Before me by.

H. H. Mojidra
N. B. Harpale
29/12/19
NIRMALA B. HARPALE
NOTARY