

Sr. No. 1586/2019
Date 09 MAY 2019



गुजरात गुजरात GUJARAT

BV 002409

Reg.No. 17 Date 08-5-19

HARESHBHAI BHAGVANBHAI ITALIYA

STAMPVENDOR LIC.NO. 104/2017

101, Anandnagar Society, Hirabag,
Varachha Road, Surat-395006.

Sign

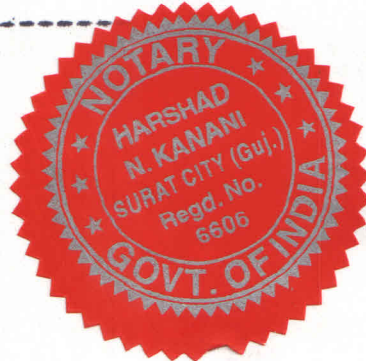
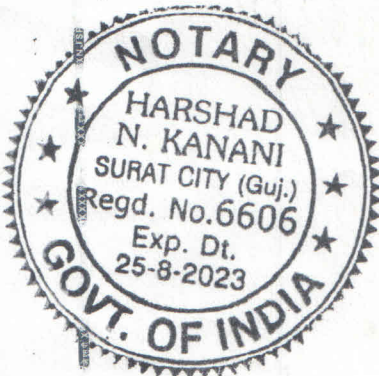
Mr. Bhupatbhai Bachubhai Paladiya

Block No. 483 & 484, F.P. 101+102, T.P.

66 (Kosad- Variyav), Moje : Kosad,

Dist : Surat.

By :- Priyank Bhuvra



Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Bhupatbhai Bachubhai Paladiya** duly authorized by the promoter of the Project **Nilkanth Residency**, Located at Block No. 483 & 484, F.P. 101+102, T.P. 66 (Kosad- Variyav), Moje : Kosad, Dist : Surat. vide its/his/their authorization dated ;

अग्रिम - अग्रिम नम्बर

I, **Bhupatbhai Bachubhai Paladiya**, Partner of Vihaldham ~~Developers~~ duly authorized by the promoter of the Project **Nilkanth Residency**, Located at Block No. 483 & 484, F.P. 101+102, T.P. 66 (Kosad- Variyav), Moje : Kosad, Dist : Surat. do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project **Nilkanth Residency** is to be carried out;

AND

2. That 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.

3. The said land is free from all encumbrances.

4. That the time period within which the project shall be completed by promoter is 31st March 2021.

5. 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.

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

8. 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 to the percentage of completion of the project.

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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.



X Harshad N. Kanani

Deponent

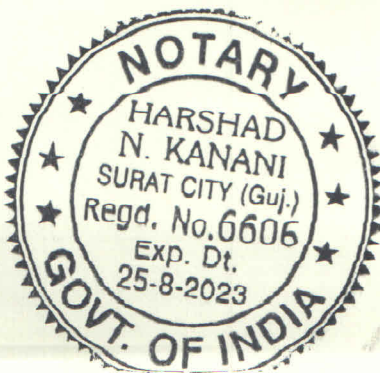
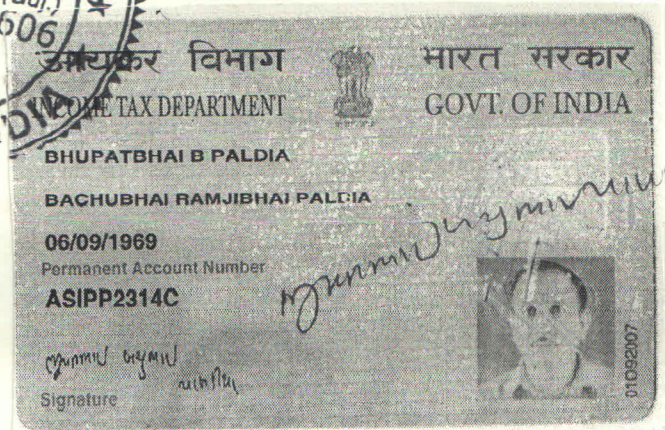
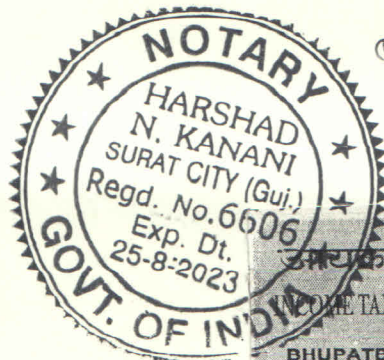
Verification

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 Surat on this 8th day of May 2019.

X Harshad N. Kanani

Deponent



BEFORE ME

HARSHAD N. KANANI
NOTARY
SURAT CITY (GUJARAT)
GOVT. OF INDIA

Vipul J. Jodhani
B.Com., LL.B. (ADVOCATE)
218 to 220, Mahai Chambers,
Avanti Society, Nr. Labheshwar Police
Station, L. H. Road, SURAT-395006.



Vihaldham Developers

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Block No. 483, 484, F.P. - 101, 102, T.P. - 66, સંકલ્પ રેસીડેન્સી ની બાજુમાં, અમરોલી-સાયણ રોડ, અમરોલી, સુરત.

Date : 13/05/2019

ઓથોરીટી પત્ર

સુરત ડીસ્ટ્રીક્ટ, સબ-ડીસ્ટ્રીક્ટ અડાજણનાં મોજે ગામ કોસાડની પંચાયત હદમાં આવેલ બીનખેતી ની જમીન જેનો બ્લોક નં ૪૮૩, ૪૮૪ થી નોંધવામાં આવેલ જમીન કે જેનો ટી .પી.સ્કીમ નં.૬૬ (કોસાડ-વરીયાવ) માં સમાવેશ થતા, ફાઇનલ પ્લોટ નં ૧૦૧-૧૦૨, નોંધવામાં આવેલ બિનખેતીની જમીન આયોજન કરવામાં આવેલ “ નીલકંઠ રેસીડેન્સી ”નામથી ઈમારતનું આયોજન કરેલ છે. અને તેમને લગતા ફ્લેટો તથા દુકાનો નાં સાટાખત, વેચાણ દસ્તાવેજ, તથા રેરા અંગેની કાર્યવાહી કરવા માટે અમોએ શ્રી ભુપતભાઈ બચુભાઈ પાલડિયા ની નિમણુંક કરેલ છે. આમ, શ્રી ભુપતભાઈ બચુભાઈ પાલડિયા કોઈપણ કાર્ય સમયે અમારા વતી હાજર રહી નીચે જણાવેલ કાર્યો અમારા વતી કરી શકશે.અમારા વતી ખરીદનારની તરફેણમાં સાટાખત તેમજ પાકો રજીસ્ટર્ડ વેચાણ દસ્તાવેજ તૈયાર કરવા -કરાવવા, સુધારાનો દસ્તાવેજ કરવા, તેમજ વેચાણ દસ્તાવેજ ઉપર સહી મતુ કરવા, પહોંચ સ્વીકારવા, જરૂરી ફોર્મ ઉપર સહી કરવા, કબુલાત કરવા, ટ્રાન્સફર કરવા, ટ્રાન્સફરની વિધી કરવા, રેરા અંગેની કાર્યવાહી, સાટાખત તેમજ વેચાણ દસ્તાવેજને લગતી તમામ કામગીરી અમારા વતી કરી શકશે તે હમોને કબુલ, મંજૂર રહેશે. તેમાં હમોને કોઈ વાંધો કે તર -તરકાર રહેશે નહીં.

સહી. ઓથોરીટી આપનાર
FOR VIHALDHAM DEVELOPERS

સહી. ઓથોરીટી સ્વીકારનાર

૧. દિલીપભાઈ ડાયાભાઈ
૨. દર્શકભાઈ દિપાભાઈ ગારોલા
૩. ભુપતભાઈ બચુભાઈ પાલડિયા
૪. ભુપતભાઈ

૧. ભુપતભાઈ બચુભાઈ પાલડિયા

PARTNER

Sign



गुजरात गुजरात GUJARAT

BU 150276

Reg. No. 245 Date 15/07/2019

ARVINDKUMAR L. BALDANIA

Stamp Vendor LIC No.: 09/2018

88, Shiv Samarathal Residency,
Mankana, Ta. Kamrej, Dist. Surat.Sign.: Arvind Kumar 2019

Bhupatbhai Bachubhai Paladiya
Block No. 483, 484, TP Scheme No. 66
FP No. 101, 102, Moje Kosad,
Sub-dist. Adajan, Dist. Surat.
By. Sagar Wadaniya

Affidavit Cum Declaration

Affidavit cum declaration of Mr. Bhupatbhai Bachubhai Paladiya authorised signatory of Vihaldham Developers for the project Nilkanth Residency situated at Block No. 483, 484, TP Scheme No. 66, FP No. 101, 102, Moje Kosad, Sub-Dist. Adajan, Dist. Surat.

(((2)))

Vipul J. Modhani
B.Com., LL.B. (ADVOCATE)
218 to 220, Momai Chambers,
Avanti Society, Nr. Labheshwar Police
Station, L. H. Road, SURAT-395006.

I **Bhupatbhai Bachubhai Paladiya** authorised 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. OR

Our project **Nilkanth Residency** is in the surat municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of surat municipal corporation. with prior permission of **Bhupatbhai Bachubhai Paladiya** prior to giving possession to allottees.

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.



Deponent

Bhupatbhai Bachubhai Paladia



BEFORE ME
Kinnary P. Lekhadia
KINNARY P. LEKHADIA
NOTARY
SURAT CITY (Gujarat)
Govt. of Gujarat

SER. NO. 10491/19
DATE 16 JUL 2019