

J. K. MODI

NOTARY
GOVT. OF GUJ.

F-2 FEB 2021

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. Ajay Vasantbhai Mehta, duly authorized by the Promoter, Tesla Properties LLP, of the Project – “78@Gokuldham”, vide its authorization via Board Resolution, dated 11/01/2021.

I, Mr. Ajay Vasantbhai Mehta duly authorized by the Promoter of 78@Gokuldham do hereby solemnly declare, undertake and state as under that;

1. 78 Sanathal Co-operative Housing Society Limited has a legal title to the land on which the development of 78@Gokuldham (Project) has been undertaken and completed;

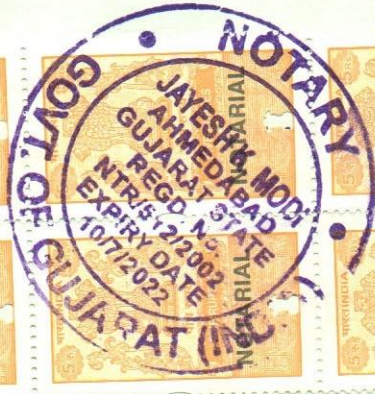
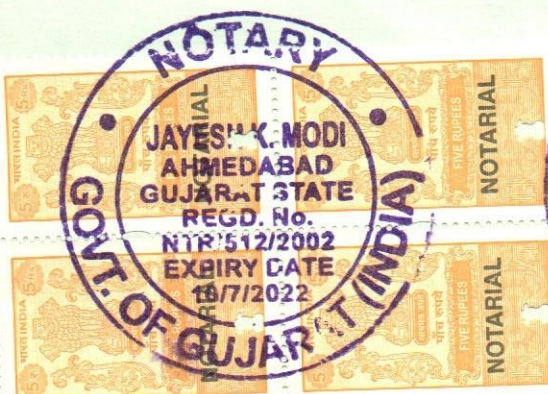
AND

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 Tesla Properties LLP (Promoter) is on or before 01/02/2022.
4. That seventy per cent of the amounts realised by the Promoter for the Real Estate Project from the allottees, from time to time, is being and shall be deposited in a separate account being 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the Project.

TESLA PROPERTIES LLP
PARTNER

NUJIAN NAGRIK SAHAMAKI
BANK LTD.
BOPAL BRANCH, ORCHID CENTER
AHMEDABAD - 382415
GUJ. SOCIETY ACT / 1383 / 1916
INDIA
Stamp Duty
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Special Adhesive
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GOVT. OF GUY.
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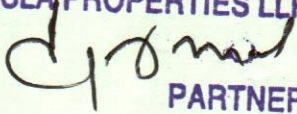


TESLA PROPERTIES LLP
PARTNER

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.

The 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 the Promoter shall take all the pending approvals (if any) on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

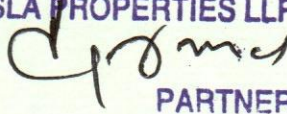
TESLA PROPERTIES LLP

PARTNER

(Ajay Vasantbhai Mehta)
 Deponent

Verification

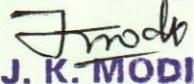
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Ahmedabad on this 2nd day of February, 2021.

TESLA PROPERTIES LLP

PARTNER

(Ajay Vasantbhai Mehta)
 Deponent

**SOLEMNLY AFFIRMED
 BEFORE ME**


J. K. MODI

**NOTARY
 GOVT. OF GUJ.**

2 FEB 2021





TESTA PROPERTIES LLP
PARTNER

SOLEMNLY AFFIRMED
BEFORE ME
J. K. MODI
NOTARY
GOVT. OF GUJARAT