

Regd. No. : 1320

Date : 23/10/2019

THE MAKARPURA INDUSTRIAL
ESTATE CO-OP BANK LTD
MAKARPURA
BARODA - 390010
FORM 'B'
GUJ/SOS/AL/11/18/2006

(See Rule 3 (4))



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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./Ms. Donil Rameshbhai Patel promoter /duly authorized by the promoter of Omkara Planet, vide its/his/her/their authorization dated 15/10/2019. the Plot bearing C.N. No./CTS No./Survey no. : 553 C.S PLOT NO - 8857 of Division Vadodara Kasba Village Sayaiipura Taluka VADODARA District VADODARA PIN 390022.

I, Donil Rameshbhai Patel promoter/duly authorized by the promoter of Omkara Planet do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of **OMKARA PLANET** is proposed;

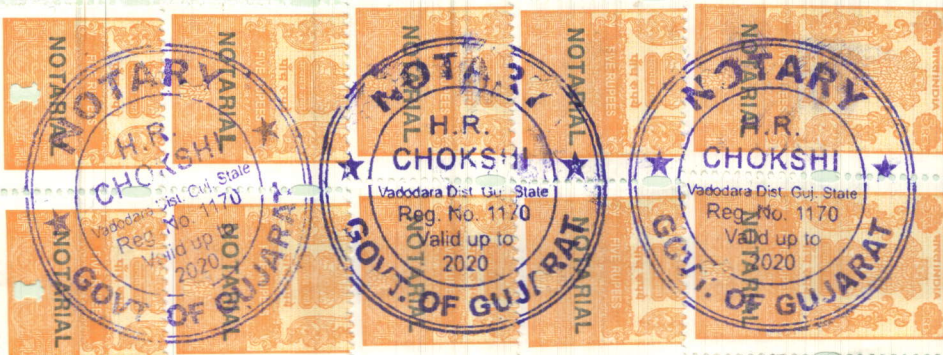
OR

_____ have/has a legal title to the land on which the development of _____ (Name of the proposed project) is to be carried out;

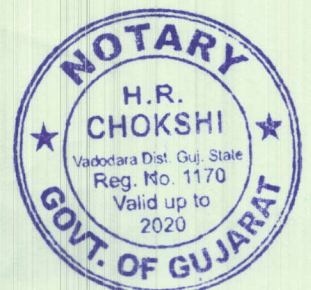
AND

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 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 15/10/2024.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Handwritten signature



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.



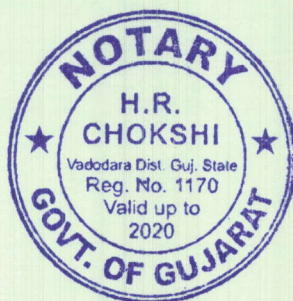
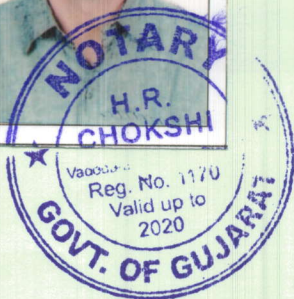
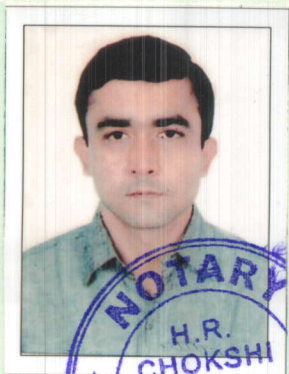

Deponent

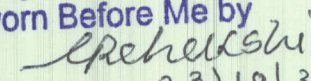
Verification

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 Vadodara on this 23rd day of October 2019


Deponent



Solemnly Affirmed/Declared
Sworn Before Me by

23/10/2019
H. R. CHOKSHI
NOTARY (GOVT. OF GUJ.)

My Commission Exp. On 2020
H. R. CHOKSHI
Notary (Govt. of Gujarat)

THE MAKARPURA INDUSTRIAL
ESTATE CO-OP BANK LTD
MAKARPURA
BARODA - 390010

GU/SOS/AUTH/AV/118/2006



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Regd. No. : 1498
Date : 05/12/2019

FORM B-1

[GujaratRERA 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 Mr./Ms. DONIL R PATEL proprietor of GEET REALITY promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/10/2019.

I, DONIL R PATEL proprietor of GEET REALITY promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with Rameshbhai A Patel & Others by way of registered Development agreement/, registered on date 10/10/2019 at sub Registrar office Vadodra City to develop the land bearing Survey No/FP No S.P No 553 of F.P No 41 of TPS 1 Sayajipura village Sayajipura, taluka Vadodara, Distict Vadodara(said land);

2. That Rameshbhai A Patel & Others [Name of the project land owner(s)/lessor(s)] 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I/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, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

GEET REALTY

Partner

Deponent

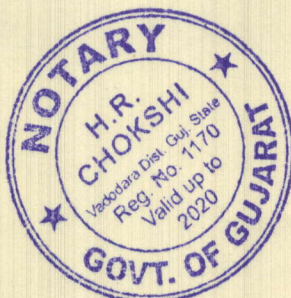
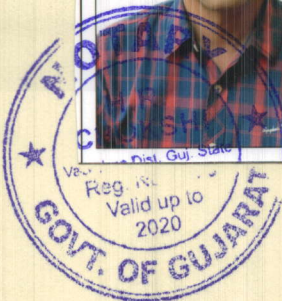
Verification

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 _____ on this ____ day of _____

GEET REALTY

Partner

Deponent

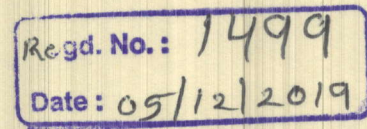


Solemnly Affirmed/Declared
Sworn Before Me by

H.R. Chokshi

05/12/2019

H. R. CHOKSHI
NOTARY (GOVT. OF GUJ.)



FORM B-2

[GujaratRERA 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) Mr./Ms DONIL R PATEL proprietor of GEET REALITY. promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/ their authorization dated 22/10/2019

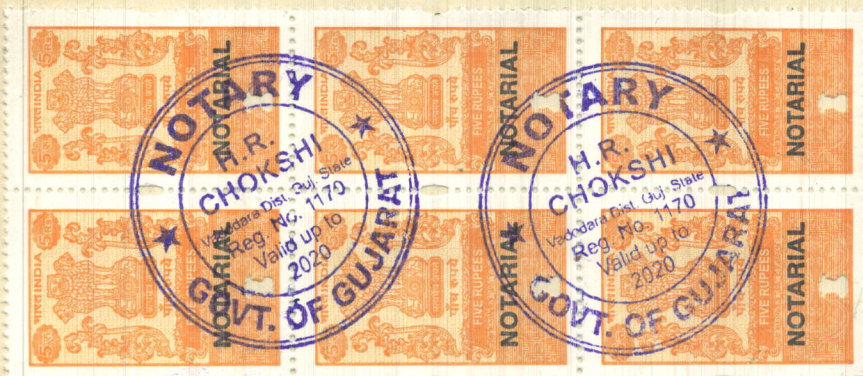
AND

2) Mr./Ms. Rameshbhai A Patel & Others owner/ lessor of the project land/ duly authorized by the owner/ lessor of the project land, vide its/his/their authorization dated 07-03-2014

We, 1) DONIL R PATEL proprietor of GEET REALITY promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) Rameshbhai A Patel & Others owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement, registered on date 10/10/2019 at sub Registrar office Vadadora City to develop the land bearing Survey No/FP No S.P No 553 of F.P No 41 of TPS 1 Sayajipura village Sayajipura, taluka Vadodara, Distict Vadodara (said land);

B. That Rameshbhai A Patel & Others 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

C. 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 apartment and/or 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 apartment 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.

GEET REALTY

Partner

Deponent 1) _____

2) _____

Verification

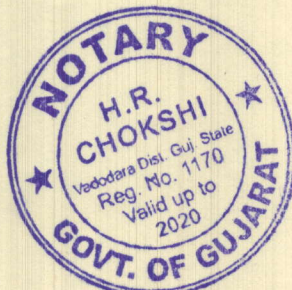
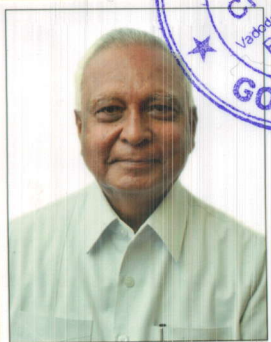
The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by us at on this day of

GEET REALTY

Partner

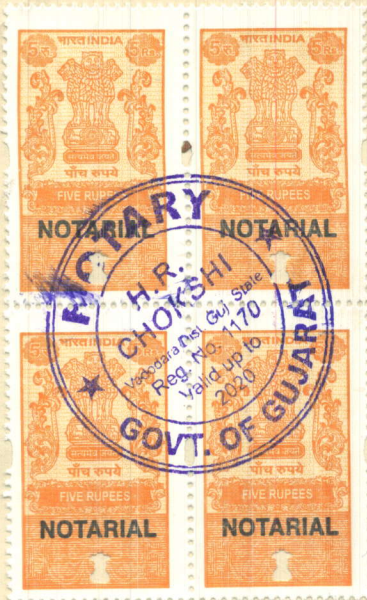
Deponent 1) _____

2) _____



Solemnly Affirmed/Declared
Sworn Before Me by

H.R. Chokshi
05/12/2019
H. R. CHOKSHI
NOTARY (GOVT. OF GUJ.)



THE MAKARPURA INDUSTRIAL
ESTATE CO-OP BANK LTD
MAKARPURA
BARODA - 390010
GUS/SOS/AUTH/AV/118/2006



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Regd. No. : 1497
Date : 05/12/2019

Affidavit Cum Declaration

Affidavit cum declaration of Mr. DONIL R PATEL authorised signatory of GEET REALITY for the project OMKARA PLANET situated at Bs. Satyam Banquets & Party Lawns, 30Mtr Main Road, Nr. Khodyarnagar Crossing, New Karelibaug, Vadodara.

I DONIL R PATEL 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.

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.

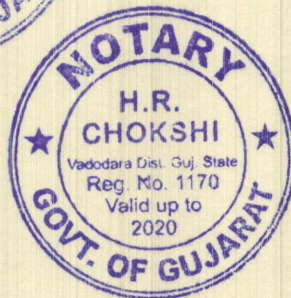
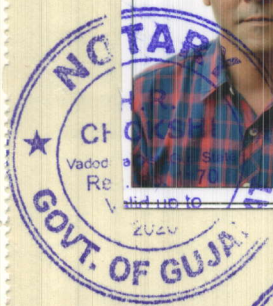
We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

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

GEET REALITY

[Signature]
Partner

Deponent



Solemnly Affirmed/Declared
Sworn Before Me by

[Signature]
05/12/2019

H. R. CHOKSHI
NOTARY (GOVT. OF GUJ.)

