



गुजरात गुजरात GUJARAT

BR 173899



डा. अकसोना स्टेम्प पेपर नं. ७१८३
भरीदनार राजकोट ना रडीश १ थी २०
रुपीत डी. पटेल ओडवोकेट
डस्ते जगदीश परमार ता. २५-८-२०१८
(सचिन नरेशभाई अनडकट)
स्टेम्प वेन्डर, ला. नं. ६३/०५
सीवील कोर्ट कम्पाउन्ड, विभाग नं. ३
राजकोट.

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 (1) Mr. SURESHBHAI KARAMSHIBHAI BHATTI (2)
Mr. JANAKBHAI KARAMSHIBHAI BHATTI (3) Mr. NARESH KHODABHAI
ZALAVADIYA (4) Mr. RAMESHBHAI SAVJIBHAI VASOYA promoters of
SOPAN RESIDENTIAL.

We, (1) Mr. SURESHBHAI KARAMSHIBHAI BHATTI (2) Mr. JANAKBHAI KARAMSHIBHAI BHATTI (3) Mr. NARESH KHODABHAI ZALAVADIYA (4) Mr. RAMESHBHAI SAVJIBHAI VASOYA promoters/duly authorized by the promoter of SOPAN RESIDENTIAL 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 **SOPAN RESIDENTIAL** is proposed;

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 me/us is 31/12/2020.
4. That 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

24/3/21 E. M. V.
Opend. L. R. R. R.

24/3/21 M. R. R.

24/3/21 M. R. R.

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 Rosk on this 17th May day of 2019

Identified By

1/1/21
24/3/21
24/3/21



24/3/21 E. M. V.
Opend. L. R. R.

24/3/21 M. R. R.

24/3/21 M. R. R.

Deponent



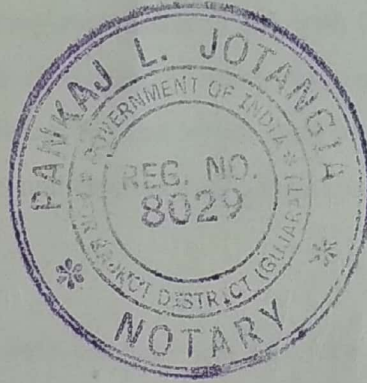
Solemnly affirmed
Sworn before me
13/07/21
R. D. Prasad
M. R. R.
P. R. R.
Page No. 176
Serial No. 4729
Receipt No. 8029
Date 15/3/17



गुजरात गुजरात GUJARAT

BS 326519

Handwritten signature



.....ना स्टैम्प पेपर नं. ()
.....
.....
.....

(सथीन नगीनलाई अनस्ट)
स्टैम्प वेन्डर, ला. नं. ६३/०५
सीवील कोर्ट कम्पाउंड विभाग नं.-३
राजकोट.

POWER OF ATTORNEY

We,

- (1) **SHRI SURESHBHAI KARAMSHIBHAI BHATTI,**
adult, at 1 Vaishali Nagar, Raiya Road, Mahila College, Rajkot
- (2) **SHRI JANAKBHAI KARAMSHIBHAI BHATI,**
adult, at Shree Ram, 3Vaishali Nagar, Raiya Road, Rajkot
- (3) **SHRI NARESHBHAI KHODABHAI ZALAVADIA,**
adult, at Madhura provision store, Raiya Gam, Opp Hanuman Temple, Rajkot
- (4) **SHRI RAMESHBHAI SAVJIBHAI VASOYA,**
adult, at Deep Janki Park, Opp Alfil Tower, Kalawad Road, Rajkot

do hereby appoint **SHRI RAMESHBHAI SAVJIBHAI VASOYA** as our true and lawful attorney in fact for us and to act in our name, place and stead and to do any and every lawful act and exercise any and every power that we might or could do or exercise through any other person.

1. Our power of attorneys are hereby appointed as Authorised Signatory and Project Head for the proposed project SOPAN RESIDENTIAL and to sign, endorse, execute, acknowledge, deliver, receive and possess such applications, agreements, options, covenants, deeds, conveyances, receipts, withdrawal receipts, and submit instruments relating to accounts and other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers in this agreement granted.
2. This power of attorney executed read out, with full understanding, going through it thoroughly, with clear state of mind, without any kind of pressure, free of intoxication and without any fear which shall be acceptable and binding to us and our successors heirs and descendants in assurance of which I have here into given my signature.

IN WITNESS WHERE OF, I have hereinto signed our names and afixed our signatures this 17th day of MARCH, 2019 at Rajkot.

SIGNED SEALED AND DELIVERED BY:-

Janak L. Bhatti

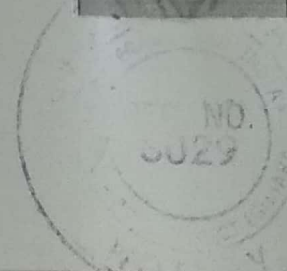
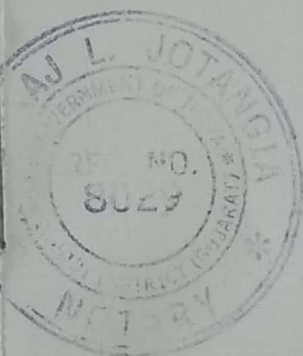
SHRI JANAKBHAI KARAMSHIBHAI BHATI

2221m3 22

SHRI NARESHBHAI KHODABHAI ZALAWADIA

2221 5 ml

SURESHBHAI KARAMSHIBHAI BHATTI



I, **SHRI RAMESHBHAI SAVJIBHAI VASOYA**, hereby accept the aforesaid powers, conferred upon above promoters of SOPAN RESIDENTIAL at RAJKOT this 17th day of MARCH, 2019.

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SHRI RAMESHBHAI SAVJIBHAI VASOYA

Witness:

1. Pat

2. Paul

Identified by
H. J. G. L.
(R. D. G. L.)
for

Signed before me by Suzanne L. Hermisville
136974 who is
 Identified by Shri. R. D. 0979 Od
 Advocate who is personally known to
 me on this 14 day of March 2017

P. L. JOTANGIAR

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Date 16/2/19