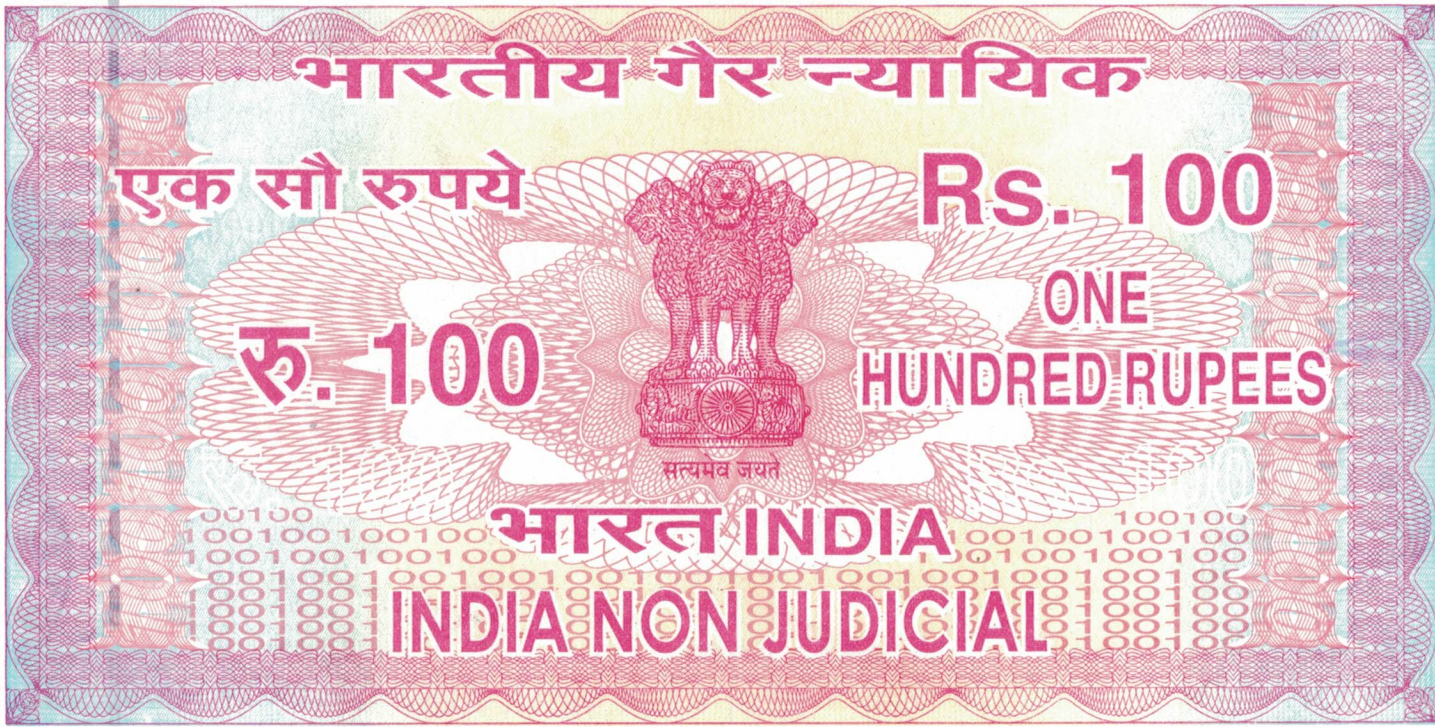




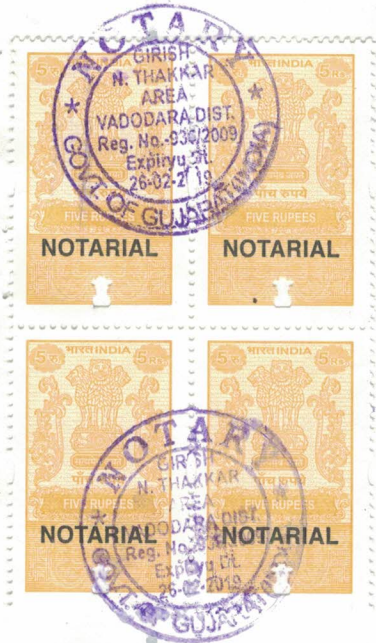
ગુજરાત ગુજરાત GUJARAT

11 DEC 2018

BL 476654

અનુ. નંબર ૧૯૮૪/૧૨/૧૮ રા. ૧૦૦/-
ખરીદનારનું નામ: મનોરથ રોયાલ-૨૭ રાજીવ રાજીવ રાજીવ
સરનામું: પાંડીયા ૨ રાજીવ રોયાલ, વડોદરા.
હસ્તે સહી લિખેલી સહી: [Signature]

(સંદેશ પ્રતિક દિનેશભાઈ) લા. નંબર: ૨/૨૦૦૧
અમીન પ્રતિક દિનેશભાઈ
૧૦૧, વેલ્ફેર એડા દિનેશ મીલ રોડ, જેતલપર, વડોદરા



Regd. No. ... 1198
Date: 01/02/2019

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

P.T. Patel

Affidavit cum Declaration of **Mr. PANKAJBHAI THAKORBHAI PATEL** promoter /duly authorized by the promoter of "**RADHE AVENUE**", situated at Ashutosh Park, B/h. Gokul Party Plot, Vaşna Road, District: Vadodara vide its/his/her/their authorization dated **14.12.2018**.



I, **PANKAJBHAI THAKORBHAI PATEL** promoter/duly authorized by the promoter of "**MANORATH REALTY LLP**" 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 "**RADHE AVENUE**" is proposed;

OR

MANORATH REALTY LLP have/has a legal title to the land on which the development of "**RADHE AVENUE**" 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.

OR

Details of encumbrance's NA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is **31/12/2021**.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

P.T. Patel

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.

Deponent

P.T. Patel
PANKAJBHAI THAKORBHAI PATEL
(Authorized Partner of MANORATH REALTY LLP)

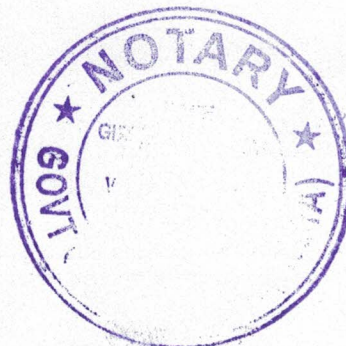
VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us there from.

Verify by me at VADODARA on this 1st day of Feb January, 2019.

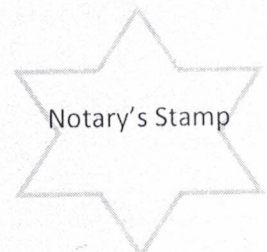
P.T. Patel

P.T. Patel
Deponent



01/02/2019

P.T. Patel
PANKAJBHAI THAKORBHAI PATEL
(Authorized Partner of MANORATH REALTY LLP)



Notary's Stamp

Solemnly Affirmed/Declared
Sworn Before me by

Girish N. Thakkar

GIRISH N. THAKKAR
NOTARY (G.O. 1000/2009)



To,
Real Estate Regulatory Authority
4th Floor, SahyogSankul,
Sector-11, Gandhinagar – 382010

Dear Sir,

We authorise **MR. PANKAJBHAI THAKORBHAI PATEL** Partner of firm to sign all the documents on behalf of firm to be submitted to Real Estate Regulatory Authority.

Authority Given by:

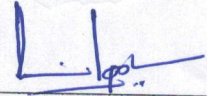
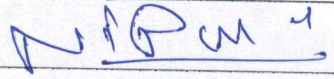
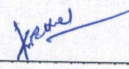
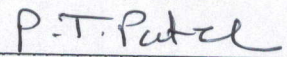
1. NILESHBHAI RAVJIBHAI PATEL
2. NARESHKUMAR INDRAPRASAD PATEL
3. KAUSHIKKUMAR MANUBHAI PATEL
4. PANKAJBHAI THAKORBHAI PATEL

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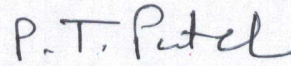
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Authority Accepted by:

PANKAJBHAI THAKORBHAI PATEL

:



Developers: **Manorath Realty LLP**



FIRM NAME: MANORATH REALTY LLP
PROJECT NAME: RADHE AVENUE
ASHUTOSH PARK, B/H., GOKUL PARTY PLOT,
VASNA ROAD, VADODARA

AUTHORISED SIGNATORY



NAME: PANKAJBHAI THAKORBHAI PATEL
ADDRESS: 325, Pitrubhakti, Pipla Gate Faliyu,
Sevasi, Vadodara, Gujarat - 391101 .

MANORATH REALTY LLP

P. T. Patel
Partner

Stamp & Authorised Signatory

Developers: **Manorath Realty LLP**

Site: Ashutosh Park, B/h., Gokul Party Plot, Vasna Road, Vadodara.
Ph.: 99989 74874 | Email.: manorath2017@gmail.com