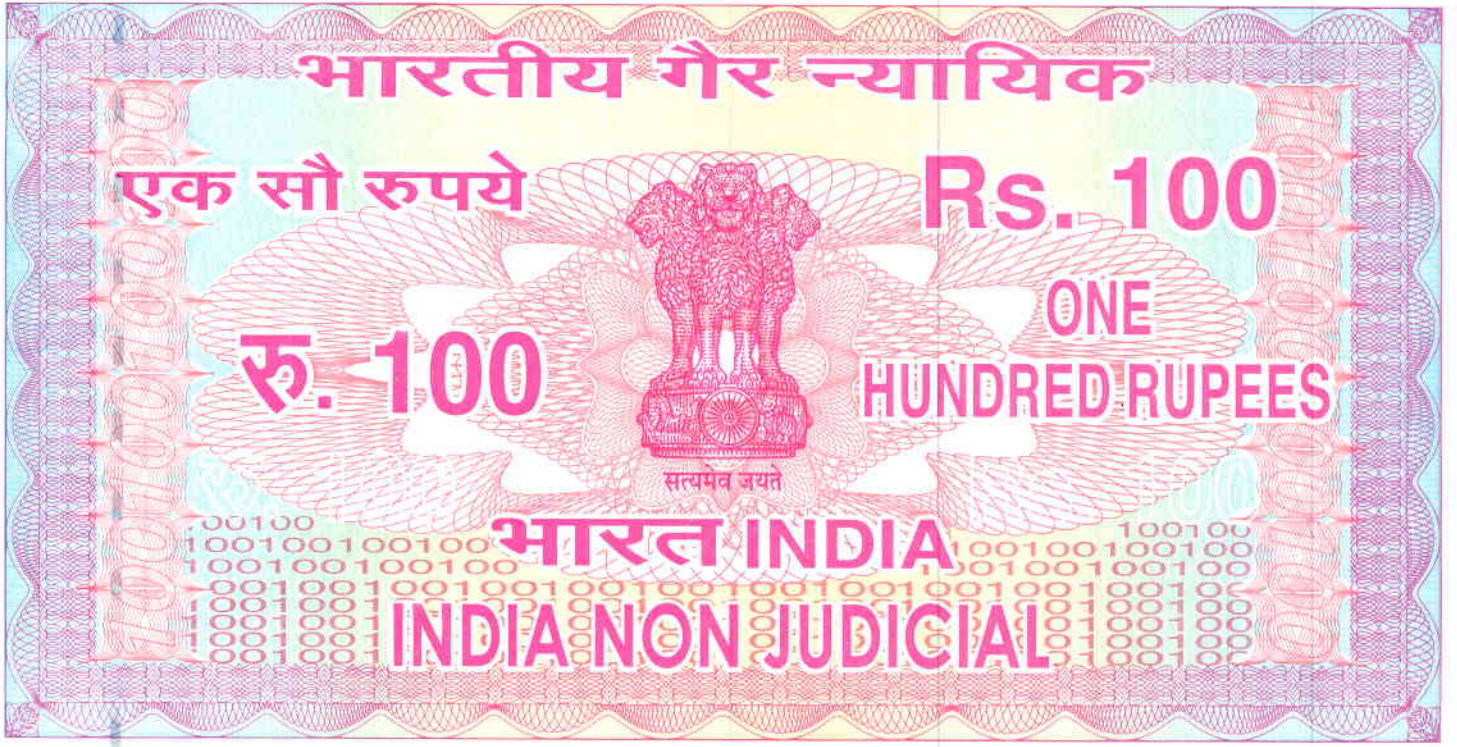




ગુજરાત ગુજરાત GUJARAT

1 AUG 2017

BC 697258



અનુક્રમ નંબર: ૧૫૦૧૫ તા: ૧-૮-૨૦૧૭ રૂ. ૧૦૦/-

ખરીદનારનું નામ: ૨ મોશલાલે માણીલાલે પાટે

સરનામું: - પાટી રુપે. મોજલાલે વડોદરા

સ્ટેમ્પ વેન્ડરની રકમ રૂ. ૧૦૦/- હસ્તે સહી કરી પાટે

(શ્રીમતી ભાવનાબેન વિનોદચંદ્ર રાણા) લા.નં. ૯૯/૯૩

(ઓ.) ૧૪૪, સરસ્વતી કોમ્પ્લેક્સ, (રહે.) ૨૬/બી, જનકપુરી સીસાચેટી, માંજલપુર, અતિથિગૃહ સામે, વડોદરા-૧૧. માંજલપુર નાકા, વડોદરા-૧૧.

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Regd.No.: ૧૪૨૧

Date: ૦૧/૦૮/૧૭

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 **Rameshbhai M. Patel (Authorised Signatory)** Age: 67 years, residing at Village: Jambuva, Nr. Darwaja, Vadodara, duly authorized by the promoter **M/s. M. R. Construction** (Proprietor M.R.Patel HUF / Karta Rameshbhai M. Patel) of the proposed project "**Omkaar Greens**" Type B, B1 & C, vide its authorization dated 01-08-2017;



I, Rameshbhia M. Patel duly authorized by the promoter of proposed project "Omkaar Greens" Type B, B1 & C" do hereby solemnly declare, undertake and state as under that;

1. That 1) Rameshbhai Manibhai Patel 2) Vinodbhai Manibhai Patel 3) Jayantibhai Manibhai Patel & 4) Jagdishbhai Manibhai Patel have legal title to the land (**R.S.No. 517/2 at Jambuva admeasuring 1993 sq. mtr.**) on which the development of the project is proposed 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 the promoter 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
7. **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. Promoter shall take all the pending approvals on time, from the competent authorities.
9. Promoter 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 9 day of October 2017



Deponent

BEFORE ME

09/10/17
MAHESH T. PATEL
NOTARY



MAHESH T. PATEL
ADVOCATE & NOTARY
Regd. No. 1171 / 2010
D-6, Maa Tenament, Opp. Kedardham,
GIDC Road, Manjalpur, Vadodara. (Guj. India)