

SERIAL NO. OK-40/20-21

[Signature]

DILIP R. SIKOTRA
NOTARY
GOVT. OF INDIA

FORM 'B'

(See rule 3 (4))

22 APR 2021

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Dineshbhai M. Patel**, partner of **Deep Builders** promoter /duly authorized by the promoter of "**INDRAPRASTH SAPTAK**", vide its/his/her/their authorization dated- 22/03/2021.

I, **Mr. Dineshbhai M. Patel** promoter/duly authorized by the promoter of "**INDRAPRASTH SAPTAK**" do hereby solemnly declare, undertake and state as under that;

1. **Mr. Vivekbhai P. Patel and Mrs. Truptiben V. Patel** have/has a legal title to the land on which the development by **Deep Builders** for project "**INDRAPRASTH SAPTAK**" is proposed.

AND

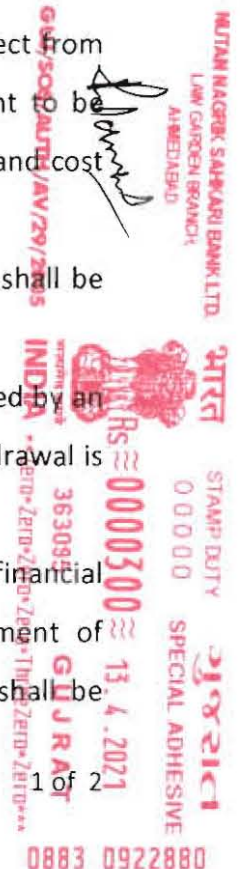
A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is 31/03/2025.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

FOR, DEEP BUILDERS

[Signature]

PARTNER



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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 **FOR, DEEP BUILDERS**

my
PARTNER

Verification

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

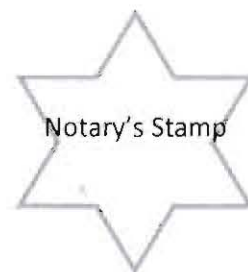
Verify by me at Ahmedabad, on this 22nd day of April, 2021.

22 APR 2021

Deponent



FOR, DEEP BUILDERS
my
PARTNER

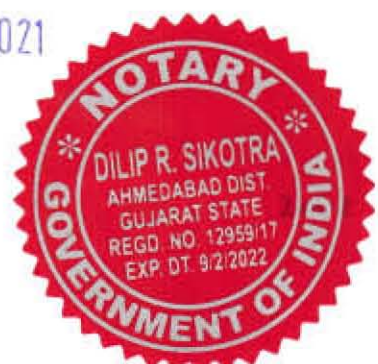


Notary's Stamp



**SIGNED
BEFORE ME**
Dilip R. Sikotra
**DILIP R. SIKOTRA
NOTARY
GOVT. OF INDIA**

22 APR 2021



DILIP R. SIKOTRA
NOTARY
GOVT. OF INDIA

22 APR 2021

Form B-1

(Gujarat RERA Order- 23 dt.23/05/2019)

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Dineshbhai M. Patel**, partner of **Deep Builders** promoter of "INDRAPRASTH SAPTAK" /duly authorized by the promoter of the proposed project, vide its/his/their authorized dated-22/03/2021;

I, **Mr. Dineshbhai M. Patel** promoter of "INDRAPRASTH SAPTAK"/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/WE have entered in to an agreement with **Mr. Vivekbhai P. Patel and Mrs. Truptiben V. Patel** by the way of registered Development Agreement, registered Vide No. 1388, on the date 22/01/2021 at sub registrar office Ahmedabad -2 (Wadaj) to developed the land bearing Final Plot No. 219+220 of 14950 Sq.Mtrs. of Wadaj Village;
2. That **Mr. Vivekbhai P. Patel and Mrs. Truptiben V. Patel** have/has a legal title to land on which the development of the "INDRAPRASTH SAPTAK" is to be carried out.

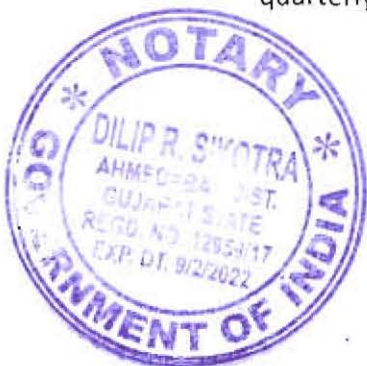
AND

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 the development of the real estate project is enclosed herewith, and said land is free from all encumbrances.

3. That I/WE will abide all the conditions of the Development Agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payment towards the consideration for the land/ development rights. I will keep the authority appraised of the schedule 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.

FOR, DEEP BUILDERS

PARTNER





4. That, I/WE will be liable for fulfilment of my/our obligations under the Act towards the allottees of the units /apartments.

Deponent
FOR. DEEP BUILDERS


PARTNER

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 Ahmedabad, on this 22nd day of April, 2021.

22 APR 2021



Deponent
FOR. DEEP BUILDERS


PARTNER



SIGNED
BEFORE ME



DILIP R. SIKOTRA
NOTARY
GOVT. OF INDIA

22 APR 2021



SERIAL NO. CK-H2/20-22

[Signature]

DILIP R. SIKOTRA
NOTARY
GOVT. OF INDIA

22 APR 2021

Form-B-2

[Gujarat RERA Order-23 dt-23/05/2019]

Affidavit cum declaration

Joint Affidavit cum Declaration of,

- 1) **Mr. Dineshbhai M. Patel**, partner of **DEEP BUILDERS** promoter of the "**INDRAPRASTH SAPTAK**" / duly authorized by the promoter of the proposed project, Vide No. 1388 its/his/their authorization dated 22/01/2021;
AND
- 2) **Mr. Vivekbhai P. Patel and Mrs. Truptiben V. Patel** owner of the project land.

We, 1) **Mr. Dineshbhai M. Patel** promoter of the "**INDRAPRASTH SAPTAK**" / duly authorized by the promoter of the proposed project, AND 2) **Mr. Vivekbhai P. Patel and Mrs. Truptiben V. Patel** owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement, Registered on date-22/01/2021, and registered with the office of the Sub-Registrar Ahmedabad - 2 (Wadaj), on the same day under Serial No. 1388.
- B. That **Mr. Vivekbhai P. Patel and Mrs. Truptiben V. Patel** have/has a legal title to 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 the development of the real estate project is enclosed herewith, and said land is free from all encumbrances.

- C. That I/WE will abide all the conditions of the Development Agreement and fulfil all my 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 sections 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 conveyance is due as per the Act.

FOR, DEEP BUILDERS

[Signature]
PARTNER

[Signature]
Trupti Patel

NUTAN NAGOR SAHAKARI BANK LTD.
LAW CAREER BRANCH
AHMEDABAD
STAMP DUTY
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SPECIAL ADHESIVE
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E. That, arrangement by way of registered development agreement between undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of the allottees of the project.



FOR, DEEP BUILDERS
Deponent

1) [Signature] PARTNER
Promoter

2) [Signature]
Mr. Vivekbhai P. Patel Land Owner

3) [Signature]
Mrs. Truptiben V. Patel Land Owner

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 Ahmedabad, on this 22nd day of April, 2021. **22 APR 2021**



Deponent FOR, DEEP BUILDERS

1) [Signature] PARTNER
Promoter

2) [Signature]
Mr. Vivekbhai P. Patel Land Owner

3) [Signature]
Mrs. Truptiben V. Patel Land Owner



SIGNED
BEFORE ME
[Signature]
DILIP R. SIKOTRA
NOTARY
GOVT. OF INDIA

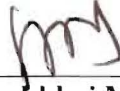
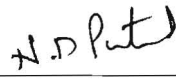
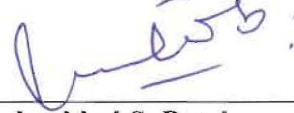
22 APR 2021

Date: 22/03/2021

Authority Letter

We all partners of "DEEP BUILDERS" a Partnership, constituted on 21st October, 2021 under the Indian Partnership Act, 1932, hereby confirm and declare that our Partner **Mr. Dineshbhai M. Patel** is authorised person to apply, sign and execute all documents, papers and documents of any kind whatsoever, to appear before **Gujarat Real Estate Regulatory Authority/Appellate Tribunal** on behalf of firm and to do all things, acts, procedure for effective execution.

Partners Name & Signature

- | | |
|---|--|
| 1. 
Mr. Dineshbhai M. Patel | 5. 
Mr. Akhilkumar B. Gohel |
| 2. 
Mr. Nilay D. Patel | 6. 
Mr. Dipakbhai S. Patel |
| 3. 
Mr. Mahendrabhai M. Patel | 7. 
Mr. Tusharbhai S. Patel |
| 4. 
Mr. Parth M. Patel | |

Authorized Personnel Specimen Signature


Mr. Dineshbhai M. Patel