



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

गुजरात गुजरात GUJARAT

25 SEP 2019

BU 375727

अनु. नं. २५०२० तारीख २५/९/१९ श. १००/-
अपील नं. १००२०१६ नं. १००२०१६
अपील नं. १००२०१६ नं. १००२०१६
हस्ताक्षर (सही) सही:

(संलग्न वेबदरजी सही) ला. नं. २/२००९
अपील प्रतिष्ठित दिनेशभाई
१०९, वेबदरजी सही दिनेश भाई रोड, जेतलपुर, पडोहरा



Sr. No 38798
Date: 26/9/2019

FORM -B

AFFIDAVIT CUM DECLARATION





गुजरात GUJARAT

25 SEP 2019

BU 375728

अनु. नं. १५०२९ तारीख २५/९/१९ १००/-
अरीहलारु नाम: महेन नरगदीरालाह नरगदीरालाह
सरनाम: अनंद कलु, बड़ेरा, झपल, नरगदीरालाह
हरेले सही मिनिश सही: [Signature]

(सं. १५ वेक्टरनी सही) ला. नं. २/२००९
क. मीन प्रतिक दिनेशभाई
०१. वेलकम हरेड, दिनेश मील रोड, जेतलपुर, वडोदरा



Affidavit cum declaration of Mr. Jagdish Natvarbhai Patel promoter/duly authorized by the promoter
PUSHPAK HEIGHTS PHASE I vide Block No./ Survey No.- 369,397,399/2, & 400/2/A Moje-Undera,
Ta. Vadodara with Area of Plot 2223.00 Sq. mt. and authorization dated _____.

I, Mr. Jagdish Natvarbhai Patel promoter/ duly authorized by the promoter of PUSHPAK
HEIGHTS PHASE I do hereby solemnly declare, undertake and state as under that,

[Signature]



गुजरात गुजरात GUJARAT

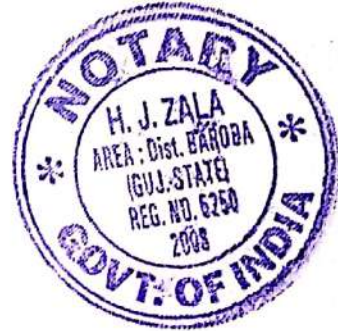
25 SEP 2019

BU 375729



अनु. नं. २४०२२ तारीख २५/९/१९ श. २००१
भरीदार नाम: पुष्पक उगाडीशालाई नरयशभाई
संरक्षण: आनंद शिवाजी, विठ्ठल, शिवाजी, लोहरा
हस्ते सही विठ्ठल शिवाजी सही: पुष्पक

(संरक्षक/वेन्डरजी सही) ला. नं. २/२००१
र. शिवाजी प्रतिक दिनेशभाई
०१, वेन्डरजी रोड, दिनेश भील रोड, नेतलपुर, पडोहरा



Following people have a legal title to the land on which the development of PUSHPAK HEIGHTS PHASE I is to be carried out;

a. Name of Legal Title to the Land bearing Block No./ Survey No.-369.

- I. Dharmeshkumar Shantilal Patel
- II. Rameshbhai Dahyabhai Patel
- III. Arvindbhai Ishwarbhai Patel
- IV. Jayantibhai Vithalbhai Patel
- V. Rajeshbhai Natvarbhai Patel

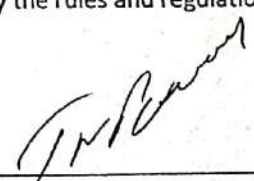
b. Name of Legar Title to the Land bearing Block No./Surevy No.-397 & 399/2.

- I. Dharmeshkumar Shantilal Patel
- II. Nalinkumar Punjabhai Patel
- III. Kantibhai Ishwarbhai Patel
- IV. Pravinaben Jayantibhai Patel
- V. Rajeshbhai Natvarbhai Patel

c. Name of Legar Title to the Land bearing Block No./Survey No.-400/2/A

I. Dharmeshkumar Shantilal Patel

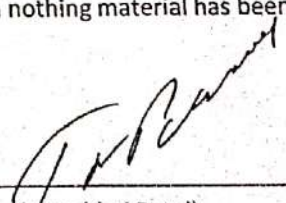
- a. Legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is 31 st December 2024.
4. Seventy percent of the amounts realized 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 for the separate account to cover the cost of 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 and engineer, an architect and a chartered accountant in practice that the withdrawn 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 utilized 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 regulation made under the Act,


(Jagdish Natvarbhai Patel)

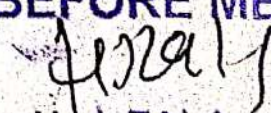
Verification

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 26/09/2019.


(Jagdish Natvarbhai Patel)



BEFORE ME

H. J. ZALA
NOTARY (Govt. of India)



અનુ. નંબર ૨૬૦૨૩ તારીખ ૨૫/૧૧/૧૬ રૂ. ૧૦૦/-
ખરીદનારનું નામ: બહેન જગદીશભાઈ નયપરભાઈ
સરનામું: ૨૫/૧૬ કમ્પ્લેક્સ, ઉડવા, કીપાળ, બડોદરા
હસ્તે સહી (મિતેશ) સહી: ૨૫/૧૬

(સાહેબ યજ્ઞરજી સહી) લા. નંબર: ૨/૨૦૦૧
ચમીન પ્રતિક દિનેશભાઈ
 ૧૦૧, લેખન કોટ, દિનેશ મીલ રોડ, જેતલપુર, વડોદરા

Sr. No. 38799
Date: 26/9 120/9

**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**

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ગુજરાત ગુજરાત GUJARAT

25 SEP 2019

BU 375734

અનુ. નંબર ૧૬૦૨૭ તારીખ ૨૫/૧૧/૧૯ શ. ૧૦૦/-
ખરીદનારનું નામ: ખરેલ જગદીશભાઈ નરવડભાઈ
સરનામું: આનંદ વંશીપુ, (ઉદેશ), કોપળા (લાડોદરા)
હસ્તે સહી મિતિ સહી:

(સ્ટેમ્પ/સેલ્ડરની સહી) લા. નંબર: ૨/૨૦૦૧
અ.મીન પ્રતિક દિનેશભાઈ
૬૧, વેલ્લમ રોડ, દિનેશ મીલ રોડ, જેતલપુર, વડોદરા



Affidavit cum Declaration



ગુજરાત ગુજરાત GUJARAT

25 SEP 2019

BU 375735

અનુ. નંબર ૨૬૦૨ તારીખ ૨૫/૯/૧૯ રૂ. ૧૦૦/-
ખરીદનારનું નામ: પ્રદેશ કાશિભાઈ ભાઈ જા ૨૫૨ ભાઈ
સરનામું: વેમાનંદ કાશિભાઈ, (કંડેરા), કાશિભાઈ, પડોદરા
હસ્તે સહી: મિતેશ સહી:

(સત્કેમ્પ બેંક ડરની સહી) લા. નંબર: ૨/૨૦૦૧
ચ. મી. જ પ્રતિક દિનેશભાઈ
૦૧, વેલ્લુલ્લુ સ્ટોર, દિનેશ મીલ રોડ, જેતલપુર, પડોદરા

Affidavit cum Declaration of **Mr. Jagdish N. Patel** promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01.09.2019

I, **Jagdish N. Patel** 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 **Dharmeshkumar Shantilal Patel, Rameshbhai Dahyabhai Patel, Arvindbhai Ishwarbhai Patel, Jayantibhai Vitthalbhai Patel, Nalinkumar Punjabhai Patel, Kantibhai Ishwarbhai Patel, Pravinaben Kashibhai Patel, Rajeshbhai Natvarbhai Patel** [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement, Registered on

date **18.09.2018** at sub Registrar office **Gorwa, Vadodara** to develop the land bearing Survey No. **369,397,399/2,400/2/A** of **Undera** Village/City(said land);

That **Dharmeshkumar Shantilal Patel, Rameshbhai Dahyabhai Patel, Arvindbhai Ishwarbhai Patel, Jayantibhai Vitthalbhai Patel, Nalinkumar Punjabhai Patel, Kantibhai Ishwarbhai Patel, Pravinaben Kashibhai Patel, Rajeshbhai Natvarbhai Patel** [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.

OR

That details of encumbrances _____ (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That I/we will abide by all the conditions of the Development agreement and fulfill 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.

Deponent

Verification

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

Verify by me at **Vadodara** on this **26th day of September 2019**.

Deponent



BEFORE ME
[Signature]
H. J. ZALA
NOTARY (Govt. of India)



રાત GUJARAT

25 SEP 2019

RIJ 375736

અનુ. નંબર ૨૬૦૨૬ તારીખ ૨૫/૯/૧૯ ડી. ૨૦૦૧
ખરીદનારનું નામ: પટેલ જગદીશભાઈ વરુણભાઈ
સરનામું: અનાંદ કાપડી, ઉડેરા, કોચલી, વડોદરા
હસ્તે સહી પ્રિયેશ સહી: પ્રિયેશ

(સોનેચ પેટકરની સહી) લા. નંબર: ૨/૨૦૦૧
અ. મીન પ્રતિક દિનેશભાઈ
૧૧ હેલ્થ ફાઉન્ડેશન દિનેશ મીન રોડ, જેતલપુર, વડોદરા

Sr. No 38801
Date: 26/9 120/19

FORM B-2

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

Pranav



गुजरात गुजरात GUJARAT

25 SEP 2019

BU 375737

अनु. नं. २४०३० तारीख २५/९/१९ हा. १००/-
अरीहन्तारण नाम: परम रंगेश शर्मा वरपर लाई
कारनाम: अर्जुन, उडेवा, शीपल, बडाहरा
हस्ते सही मिनेश सही: [Signature]

(रजिस्ट्रार/बेन्डरनी सही) ला. नं. २/२००९
र. पीन प्रतिक दिनेशभाई
१०९, वेल्फेयर हाउस, दिनेश भीम रोड, जेतलपुर, बडाहरा



Affidavit cum Declaration

[Handwritten Signature]



ગુજરાત ગુજરાત GUJARAT

25 SEP 2019

BU 375738

અનુ. નંબર ૧૬૦૩૧ તારીખ ૨૫/૯/૧૯ શ. ૧૦૦/-
અરજદારનું નામ: પ્રદીપ જગદીશભાઈ વરુદમાઈ
સરનામું: આનંદ સિમ્પુ, ઉડ્ડો, રામન, બોડેરા
હસ્તે સહી: મિમેર સહી: જગદીશ

(સરનામું બિનકરની સહી) લા. નંબર: ૨/૨૦૦૧
જ. મીન પ્રતિષ્ઠિ દિનેશભાઈ
૧૦૧, વેલકમ કલેટ, દિનેશ મીલ રોડ, જેતલપુર, વડોદરા



Joint Affidavit cum Declaration of,

- 1) Mr. Jagdish N. Patel promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01.09.2019

Tr. B. B. B.

AND

- 2) Mr./Ms. Dharmeshkumar Shantilal Patel, Rameshbhai Dahyabhai Patel, Arvindbhai Ishwarbhai Patel, Jayantibhai Vitthalbhai Patel, Nalinkumar Punjabhai Patel, Kantibhai Ishwarbhai Patel, Pravinaben Kashibhai Patel, Rajeshbhai Natvarbhai Patel owner/lessor of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 18.09.2018

We, 1) Jagdish N. Patel promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) Dharmeshkumar Shantilal Patel, Rameshbhai Dahyabhai Patel, Arvindbhai Ishwarbhai Patel, Jayantibhai Vitthalbhai Patel, Nalinkumar Punjabhai Patel, Kantibhai Ishwarbhai Patel, Pravinaben Kashibhai Patel, Rajeshbhai Natvarbhai Patel 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 18.09.2018 at sub Registrar office Gorwa, Vadodara to develop the land bearing Survey No. 369,397,399/2,400/2/A, of Undera Village/City(said land);

B. That Dharmeshkumar Shantilal Patel, Rameshbhai Dahyabhai Patel, Arvindbhai Ishwarbhai Patel, Jayantibhai Vitthalbhai Patel, Nalinkumar Punjabhai Patel, Kantibhai Ishwarbhai Patel, Pravinaben Kashibhai Patel, Rajeshbhai Natvarbhai Patel [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.

OR

That details of encumbrances _____ (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

C. That, we will abide by all the conditions of the Development agreement and fulfill 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.



Deponent 1) _____

2) _____

J. V. Patel
P. F. Patel
H. J. Patel
Anil
R. V. Patel

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 Vadodra on this 26th day of September, 2019.

Deponent 1) _____

2) _____





ગુજરાત ગુજરાત GUJARAT

25 SEP 2019

BU 375730

અનુ. નંબર ૧૬૦૨૩ તારીખ ૨૫/૯/૧૯ શ. ૧૦૦/-
અરીદનારનું નામ: ખરેખ જગદીશભાઈ વરુણભાઈ
સરનામું: રાવલક ફાળુ, (૧૬૨), કોપલ, વડોદરા
હસ્તે સહી મિમેલ સહી: *[Signature]*

(સરેખા ધોડરની સહી) લા. નંબર: ૨/૨૦૦૧
ચ: મીન પ્રતિક દિનેશભાઈ
109.

Sr. No 38800
Date: 26/9 120/19



Affidavit Cum Declaration

[Signature]



ગુજરાત ગુજરાત GUJARAT

25 SEP 2019

BU 375731

અનુ. નંબર ૧૬૦૨૪ તારીખ ૨૫/૯/૧૯ શા. ૧૦૦૧
ખરીદનારનું નામ: પુષ્પક હાઇટ્સ બાંધકામ કંપની લિ.
સરનામું: વડોદરા શહેર, શક્તિનગર, અંદરા, વડોદરા
કરતે સહી મિતેશ સહી: મિતેશ

(સોલિસિટરની સહી) લા. નંબર: ૨/૨૦૦૧
ચ. મીન પ્રતિક દિનેશભાઈ
૧૦૧, વેલકમ કોલેટ, દિનેશ મીલ રોડ, નેતલપુર, વડોદરા.



Affidavit cum declaration of Mr. Jagdish N. Patel authorised signatory of Westin Enterprise for the project Pushpak Heights situated at Pushpak Heights Phase I, Near Shaktinagar, B/h Shreeji Tenament, Undera, Vadodara - 391330.

Tr. Patel



ગુજરાત ગુજરાત GUJARAT

25 SEP 2019

BU 375732



અનુ. નંબર ૧૬૦૨૫ તારીખ ૨૫/૯/૧૯ શા. ૨૦૦૧
અરીદનારનું નામ: પુરુષ વગદીશભાઈ નરપરાભાઈ
સરનામું: આનંદ સ્પા, ઉડેરા, કાપળ, વડોદરા
હસ્તે સહી મિતેશ સહી: [Signature]

(સંદેશ મેજિસ્ટ્રેટ સહી) લા. નંબર: ૨/૨૦૦૧
રુ. મીન પ્રતિક દિનેશભાઈ
101, વેલકમ ફ્લેટ, દિનેશ મીલ રોડ, જેતલપુર, વડોદરા.



I Jagdish N. Patel authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

[Signature]

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.

Deponent



BEFORE ME

[Signature]
H. J. ZALA
NOTARY (Govt. of India)

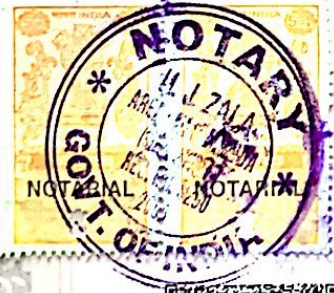
Sr. No 45236
Date: 21/11 120/19



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ37883440685526R
Certificate Issued Date : 20-Nov-2019 12:12 PM
Account Reference : IMPACC (SV)/ gj13125504/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1312550417635979337502R
Purchased by : MITESHBHAI
Description of Document : Article 4 Affidavit
Description : NA
Consideration Price (Rs.) : 0
(Zero)
First Party : JAGDISHBHAI NATUBHAI PATEL
Second Party : NA
Stamp Duty Paid By : JAGDISHBHAI NATUBHAI PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



MA 0002196609

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit

Affidavit cum declaration of Mr. Jagdish N. Patel authorized Signatory of Westin Enterprise Promoter / Duly for Project Pushpak Heights Phase I at TP No -, FP No -, S.P No. -, Block/Survey No. 367, 397, 399/2, 400/2/A Moje-Undera, Ta. Vadodara, Dist. Vadodara.

I Mr. Jagdish N. Patel authorized Signatory by the promoter Westin Enterprise do hereby solemnly declare, undertake and state that,

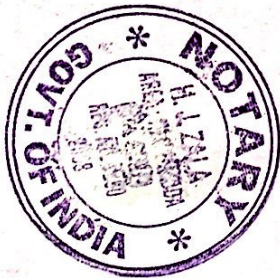
I have submitted an application for RERA registration vide Acknowledgement No. PR/VADODARA/VADODARA/GANDHINAGARTPO/191004/008197 for my above mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form - 3 submitted by me as prepared by chartered accountant * Mr. Parth Patel is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no - GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form - 3 carpet area calculation, I/We are bound to pay the same.



Promoter



Solemnly Affirmed/Declared
Sworn Before me by J. N. Patel
H. U. ZALA
NOTARY (Govt. of India)