



NIDHI CO-OP BANK LTD
S.P. RING ROAD, ODHAV
AHMEDABAD - 380015
NO. GUJ/SOS/AUTH/AV/365/2015

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SERIAL NO.:	1344-
DATE	1-5 APR 2019
BOOK NO.:	5-
PAGE NO.:	24-

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s PARTH DEVELOPERS** promoter of the new project namely **"SHIVKRUPA INDUSTRIAL ESTATE"** at Moje: Singarva, Ta: Daskroi, Dist: Ahmedabad.

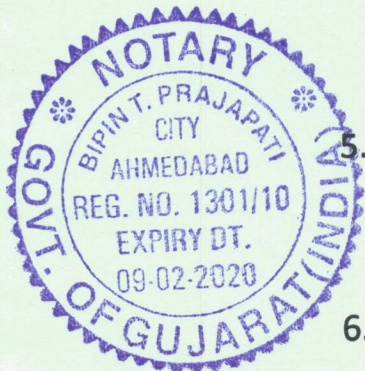
I, **VISHNUBHAI RAMBHAI PATEL**, aged about 51 years, residing at 21, Saundarya Bungalows, Near Shukan Cross Roads, Nikol Naroda Road, Nikol, Ahmedabad - 382350, duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under ;

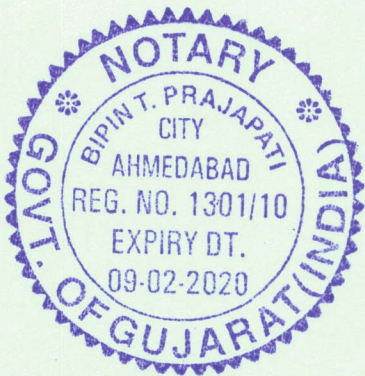
1. That **Shri Kamleshbhai Vadilal Patel & Vishnubhai Rambhai Patel** have a legal title to the land on which the development of the above project is to be carried out;

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and 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 **M/s PARTH DEVELOPERS** is 31/12/2022.
4. That Seventy percent of the amounts to be realised from the allottees by **M/s PARTH DEVELOPERS** for the said real estate project, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.





((2))

7. That **M/s PARTH DEVELOPERS** 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. That **M/s PARTH DEVELOPERS** shall take all the pending approvals on time, from the competent authorities.
9. That **M/s PARTH DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Place: Ahmedabad

Date: - 5 APR 2019



For, **PARTH DEVELOPERS**

[Signature]

PARTNER

Verification

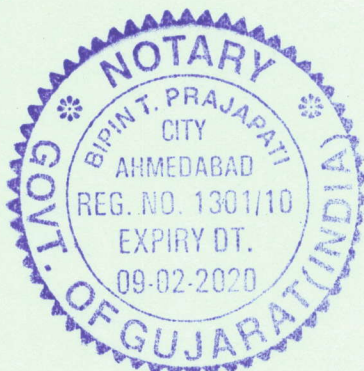
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at **Ahmedabad** on this 5th day of April, 2019.

For, **PARTH DEVELOPERS**

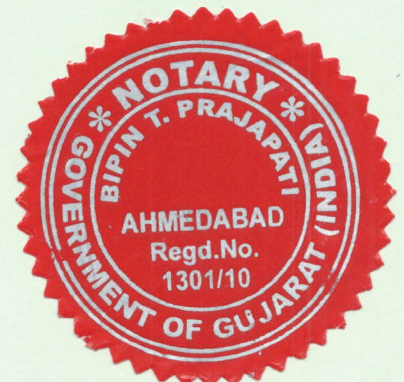
[Signature]

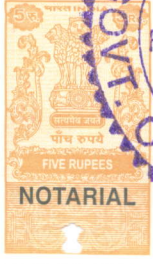
PARTNER



BEFORE ME

[Signature]
BIPIN T. PRAJAPATI
NOTARY
GOVT. OF GUJARAT
- 5 APR 2019





NIDHI CO-OP BANK LTD
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FORM B- 1

[GujaratRERA Order – 23 dt. 23/05/2019]

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

Affidavit cum declaration

Affidavit cum declaration of **M/s PARTH DEVELOPERS** promoter of the proposed project namely **"SHIVKRUPA INDUSTRIAL ESTATE"** at Moje: Singarva, Ta: Daskroi, Dist: Ahmedabad.

I, **VISHNUBHAI RAMBHAI PATEL**, promoter of the proposed project **"SHIVKRUPA INDUSTRIAL ESTATE"** do hereby solemnly declare, undertake and state as under;

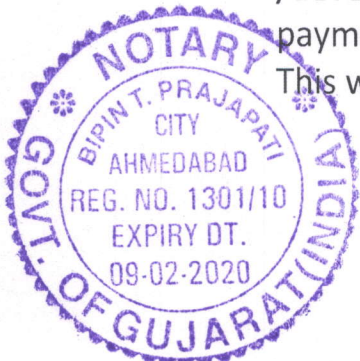
1. We have entered into an agreement with **Shri Kamleshbhai Vadilal Patel & Vishnubhai Rambhai Patel** by way of registered development agreement registered on date 23/05/2018 at sub Registrar office Nikol to develop the land bearing Survey No 212, FP No 82 & 82/1 of Singarva, Ta: Daskroi, Dist: Ahmedabad;

2. That **Shri Kamleshbhai Vadilal Patel & Vishnubhai Rambhai Patel** have a legal title to the land on which the development of the proposed project is to be carried out;

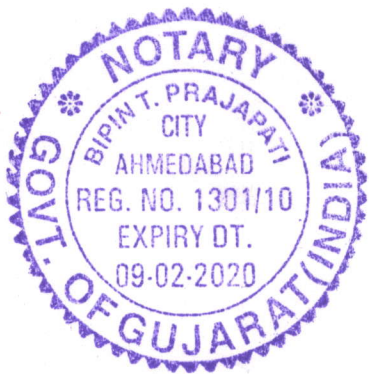
AND

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and us for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That We Will abide by all the conditions of the Development agreement and fulfill all our obligation 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, We will be liable for fulfillment of our obligations under the Act towards the allottees of the units / apartments.



For, PARTH DEVELOPERS

+ *[Signature]*
[Signature] PARTNER

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by us at Ahmedabad on this 8th day of June, 2019.

For, PARTH DEVELOPERS

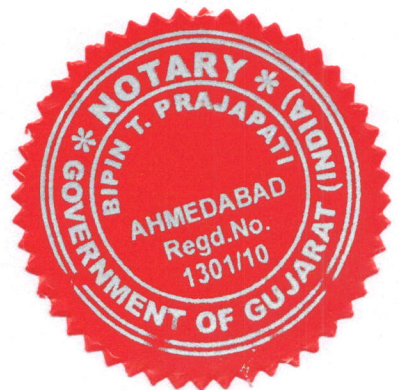
+ *[Signature]*
[Signature] PARTNER



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]

BIPIN T. PRAJAPATI
NOTARY
GOVT. OF GUJARAT
- 8 JUN 2019





NIDHI CO-OP BANK LTD
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FORM B- 2

SERIAL NO.:	2955-
DATE	- 8 JUN 2019
BOOK NO.:	J-
PAGE NO.:	10-

[Gujarat RERA Order – 23 dt. 23/05/2019]

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

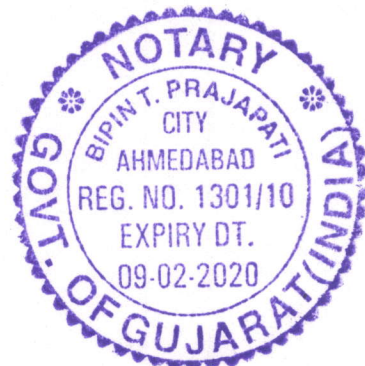
Affidavit cum declaration

Joint Affidavit cum Declaration of,

1) M/s **PARTH DEVELOPERS** Promoter of the proposed project,

AND

2) (a) **Shri Kamleshbhai Vadilal Patel &**
(b) **Shri Vishnubhai Rambhai Patel**
owner of the project land,



We, 1) **PARTH DEVELOPERS** promoter of the proposed project
AND

2) (a) **Shri Kamleshbhai Vadilal Patel &**
(b) **Shri Vishnubhai Rambhai 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 23/05/2018 at sub Registrar office Nikol to develop the land bearing Survey No 212, FP No 82 & 82/1 of Singarva, Ta: Daskroi, Dist: Ahmedabad;

B. That **Shri Kamleshbhai Vadilal Patel & Vishnubhai Rambhai Patel** have 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 the title of such land along with an authenticated copy of the agreement between such owner and us for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

- 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 project in accordance with the provisions of section 17 of the RERA Act.
- D. That We undertake to sign and execute all documents necessary for Conveyance/Transfer of the apartment to all 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 interest of allottees of project.

1) For, PARTH DEVELOPERS

Tr Patel

PARTNER

2) *Kamleshbhai Vadibhai Patel*

KAMLESHBHAI VADIBHAI PATEL

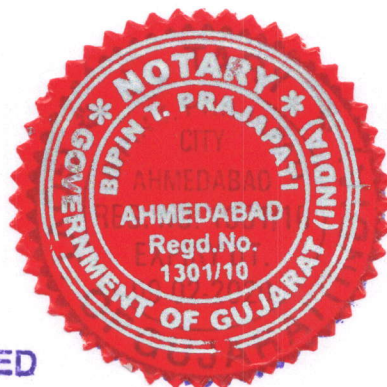
Vishnubhai Rambhai Patel

VISHNUBHAI RAMBHAI 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 Ahmedabad on this 8th day of June, 2019.



SOLEMNLY AFFIRMED
BEFORE ME

Bipin T. Prajapati

BIPIN T. PRAJAPATI
NOTARY
GOVT. OF GUJARAT

- 8 JUN 2019

1) For, PARTH DEVELOPERS

Tr Patel

PARTNER

2) *Kamleshbhai Vadibhai Patel*

KAMLESHBHAI VADIBHAI PATEL

Vishnubhai Rambhai Patel

VISHNUBHAI RAMBHAI PATEL