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RAJKOT NAGRIK SAHAKARI
BANK LTD.
PARA BAZAR,
DHEBARBHAI ROAD,
RAJKOT - 360001

No.GUJ/SOS/AUTH/AV/20/2005



STAMP DUTY
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SPECIAL ADHESIVE

Rs. ≈ 0000300 ≈ 17.12.2020

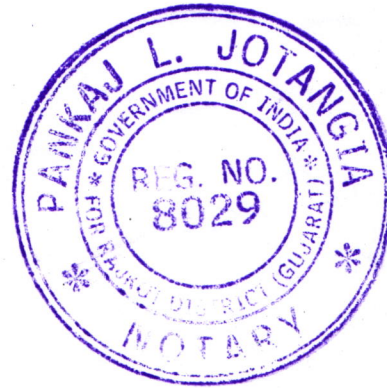
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GUJARAT

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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 **NILESHKUMAR DAMODARBHAI JAGANI & OTHERS**
promoter /duly authorized by the promoter of (**Project Name: ORBIT GARDENS
PHASE 1, Project Address: Mavdi Revenue Survey No. 272/3 to 5, Final Plot No.
39/2 , New 150 Ft 2nd Ring Road, Mota Mava, Mavdi, Rajkot**) vide
its/his/her/their authorization dated 14/12/2020.

ⓧ N Jagani

I, **NILESHKUMAR DAMODARBHAI JAGANI & OTHERS** promoter /duly authorized by the promoter of (**Project Name: ORBIT GARDENS PHASE 1, Project Address: Mavdi Revenue Survey No. 272/3 to 5, Final Plot No. 39/2 , New 150 Ft 2nd Ring Road, Mota Mava, Mavdi, Rajkot**) 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 **ORBIT GARDENS PHASE 1** is proposed;

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 me/us is **31.12.2023**.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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

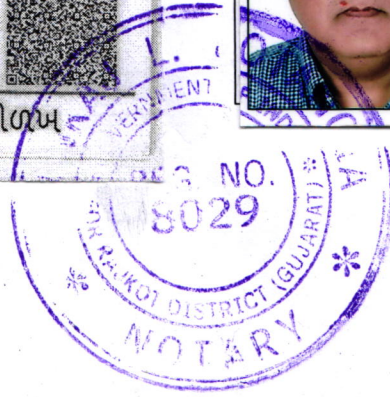
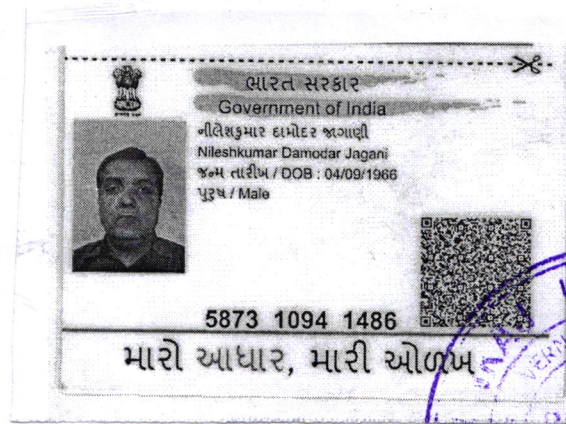


Verification

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 Rajkot on this 14th day of December, 2020.

Deponent



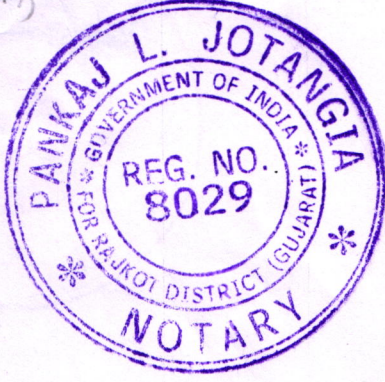
Solemnly affirmed before me by

Nileshkumar D. Jagani who is

Identified by Shri. R. D. 1094 1486
Advocate who is personally known to
me on this 14 day of Dec 2020

P. L. JOTANGIA
NOTARY

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Date 14/12/20



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TO WHOM SO EVER CONCERN

I, SITABEN NILESHKUMAR JAGANI hereby Severally/Jointly authorized to MR. NILESHKUMAR DAMODARBHAI JAGANI to represent me for The Real Estate (Regulation and Development) Act, 2016 and Gujarat the Real Estate (Regulation and Development) Rules, 2017, Rera Authorities or any other authorities for making registration, any agreement, deeds, documents, etc. and to sign and execute all documents and papers as may be required by any such authority(ies), etc. for the project called "**ORBIT GARDENS PHASE 1**" situated at, Mavdi Revenue Survey No. 272/3 to 5, Final Plot No. 39/2 , New 150 Ft 2nd Ring Road, Mota Mava, Mavdi, Rajkot, and to do all such acts and things as may be necessary or incidental thereto."

I will Severally/Jointly liable for act, agreement or documents provided or done by him under RERA Act\Rules for the above mention Project.

④ Sita Nileshkumar

(SITABEN NILESHKUMAR JAGANI)

Place: Rajkot

Date : 17/12/2020

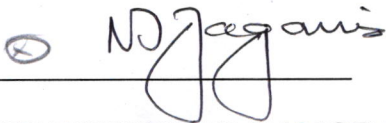


ભારત સરકાર Government of India	
	સીતા નીલેશકુમાર જાગણી Sita Nileshkumar Jagani જન્મ તારીખ/ DOB: 14/09/1970 સ્ત્રી / FEMALE
9173 7991 2674	
મારો આધાર, મારી ઓળખ	



ACCEPTANCE

I, NILESHKUMAR DAMODARBHAI JAGANI, Partner of Firm accept the above authority do hereby accept the same and to do all such acts & things as may be necessary or incidental thereto;



(NILESHKUMAR DAMODARBHAI JAGANI)



Place: Rajkot

Date : 17/12/2020



Signed before me by Nileshkumar Damodarbhai Jagani who is
Identified by Shri 9178 9991 2679
Advocate who is personally known to
me on this 16 day of Dec 2012


P. L. JOTANGIA
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Page No. 724
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Date 18/12/20

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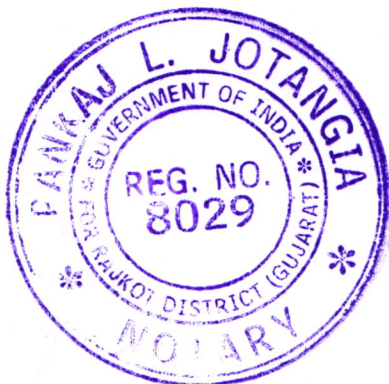
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Affidavit

Affidavit cum Declaration of NILESHKUMAR DAMODARBHAI JAGANI & OTHERS promoter /duly authorized by the promoter of (Project Name: ORBIT GARDENS PHASE 1, Project Address: Mavdi Revenue Survey No. 272/3 to 5, Final Plot No. 39/2 , New 150 Ft 2nd Ring Road, Mota Mava, Mavdi, Rajkot) vide its/his/her/their authorization dated 14/12/2020.

I, NILESHKUMAR DAMODARBHAI JAGANI & OTHERS promoter /duly authorized by the promoter of (Project Name: ORBIT GARDENS PHASE 1, Project Address: Mavdi Revenue Survey No. 272/3 to 5, Final Plot No. 39/2 , New 150 Ft 2nd Ring Road, Mota Mava, Mavdi, Rajkot) do hereby solemnly declare, undertake and state as under that;

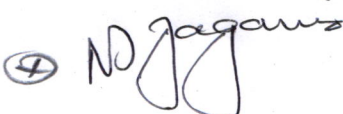
I have submitted an application for RERA registration vide Acknowledgement No. _____ for my above mentioned project.

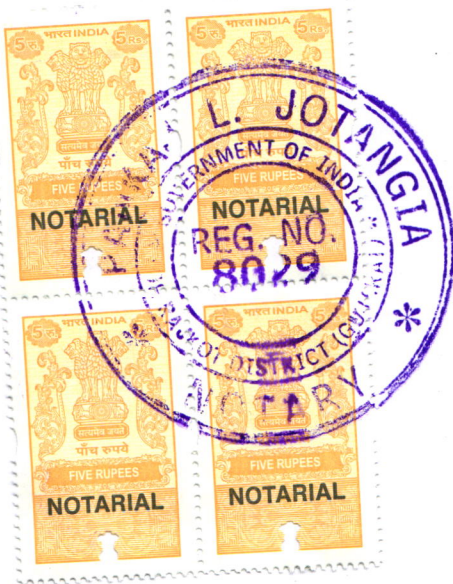
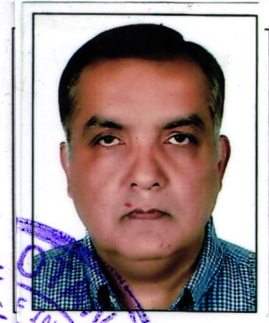
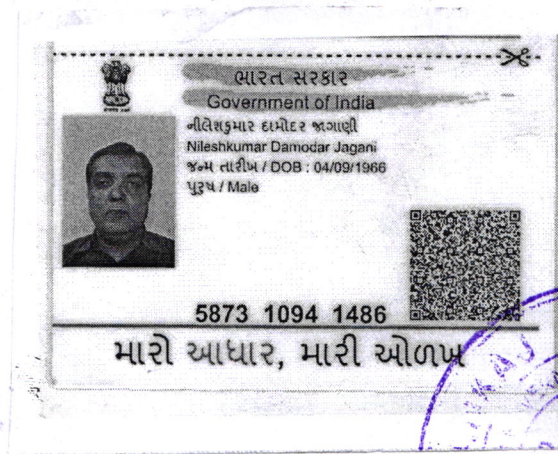
In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant RADHIKA MAKWANA is showing RERA Carpet area, which is true & correct according to my best knowledge.

⊗ ND Jagani

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 before me by

N. Jagani who is

Identified by Shri. 18/10/2019

Advocate who is personally known to

me on this 18 day of Oct 2019

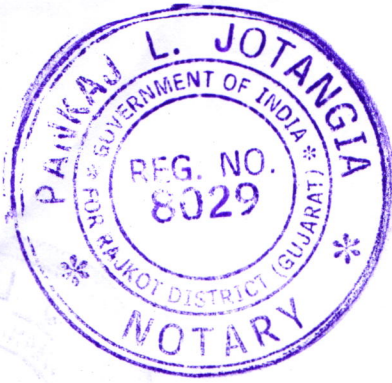
P. L. JOTANGIA
NOTARY

Page No. 721

Serial No. 2406/

Receipt No. 2406/

Date 18/10/19



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SPECIAL ADHESIVE

17.12.2020

GUJARAT

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Affidavit Cum Declaration

Affidavit cum Declaration of NILESHKUMAR DAMODARBHAI JAGANI & OTHERS promoter /duly authorized by the promoter of (Project Name: ORBIT GARDENS PHASE 1, Project Address: Mavdi Revenue Survey No. 272/3 to 5, Final Plot No. 39/2 , New 150 Ft 2nd Ring Road, Mota Mava, Mavdi, Rajkot) vide its/his/her/their authorization dated 14/12/2020.

I, NILESHKUMAR DAMODARBHAI JAGANI & OTHERS promoter /duly authorized by the promoter of (Project Name: ORBIT GARDENS PHASE 1, Project Address: Mavdi Revenue Survey No. 272/3 to 5, Final Plot No. 39/2 , New 150 Ft 2nd Ring Road, Mota Mava, Mavdi, Rajkot) do hereby solemnly declare, undertake and state as under that;

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. OR

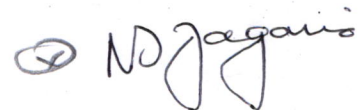
Our project **ORBIT GARDENS PHASE 1** is in the **RAJKOT** Municipal Corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of **RAJKOT** Municipal Corporation. with prior permission of **RAJKOT** Municipal Corporation prior to giving possession to allottees.

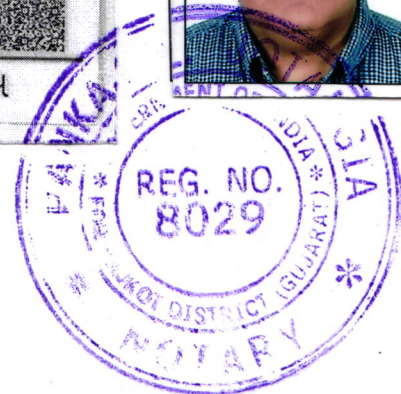
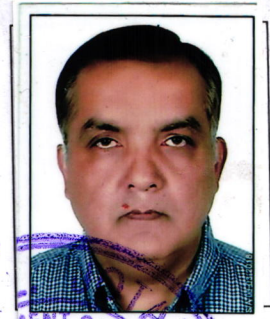
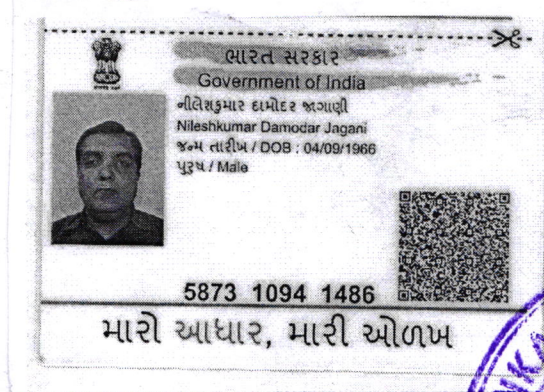
I/we further undertake that I/We will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

⊙ N Jagani

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.


Deponent



Solemnly affirmed before me by
Niteshkumar D. Jagani who is
Identified by Shri. (873) 1094 1486
Advocate who is personally known to
me on this 18 day of Aug 2016


P. L. JOTANGIA
NOTARY

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Serial No. 24040
Receipt No. 24040
Date 18/12/16