

6/7
15/5/23
SERIAL NO. : A-7 2023

Brahmbhatt
VISHAL J. BRAHMBHATT
NOTARY
GOVT. OF INDIA

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

15 MAY 2023

Affidavit cum Declaration of **Mr. Paras Mahendrakumar Vora** duly authorized by the promoter - **Adinath Builders** for Project **LA Marque**, vide C.S.No./S.No.123/4/B, 130/1, Block No., TP- 51 (Bodakdev-Makarba-Vejalpur), FP-149+138/2, Moje Bodakdev, District Ahmedabad, with area of Plot: 3885 s.q.mtr. and authorization dated 14/03/2023.

I, **Paras Mahendrakumar Vora** duly authorized by the promoter - **Adinath Builders** for project **LA Marque** do hereby solemnly declare, undertake and state as under that;

1. **Adinath Builders** has a legal title to the land on which the development by **Adinath Builders** for Project **LA Marque** is proposed;

AND

a legally valid authentication of title of such land along with the real estate project is enclosed herewith.

2. the said land is free from all encumbrances except charge of Bajaj Housing Finance Limited, created by mortgage deed registered vide no.4476 and dated 07/04/2023 at S.R.O. Ahmedabad-3 (Memnagar) for a sanction loan amount of Rs. 50,00,00,000/- (Rupees Fifty Crore Only).
3. the time period within which the project shall be completed by me/us is **31/12/2028**.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Phone No: 9898989898
Sold to/Issued to: *Paras M Vora*
For use/ID proof:
Adinath Builders
Harc Bank Ltd
Sahar India



0000300/-
Special Adhesive
15/05/2023 15:40:13



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.

FOR, ADINATH BUILDERS

PMVora

PARTNER

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 Ahmedabad on this 15th day of May 2023

FOR, ADINATH BUILDERS

PMVora

PARTNER

Deponent



SIGNED
BEFORE ME

VISHAL J. BRAHMBHATT
NOTARY
GOVT. OF INDIA

15 MAY 2023

