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FORM 'B'
[See rule 3(4)]

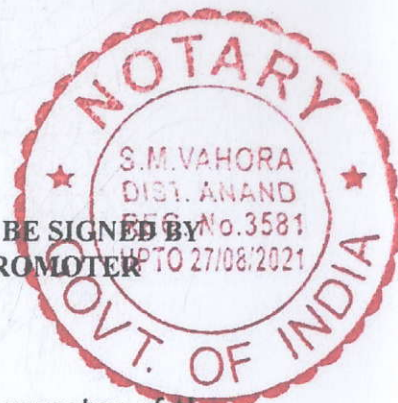
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Mohsin Rahim Maredia** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **16/09/2019**;

I, **Mohsin Rahim Maredia**, Partner of M/s Pinnacle Build & Infra LLP's, promoter of the proposed project "Bombay Mall" situated at City Survey No. 1754+1755, Final Plot No. 76+77, T.P.S. No. 1, Opposite Nagar Palika Hospital, Beside Bandukwala, Station Road, Anand - 388001. do hereby solemnly declare, undertake and state as under:

1. I/We have a legal title to the land on which the development of the project is proposed.
2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/promoter is **30/06/2023**.
4. Seventy per cent of the amounts realized by me/promoter 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / promoter 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 / promoter shall take all the pending approvals on time, from the competent authorities.
9. I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

PINNACLE BUILD AND INFRA LLP

PARTNER

Verification

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

Verified by me at ANAND on this 24/01/ day of 2020.



PINNACLE BUILD AND INFRA LLP

Deponent

PARTNER

4 JAN 2020

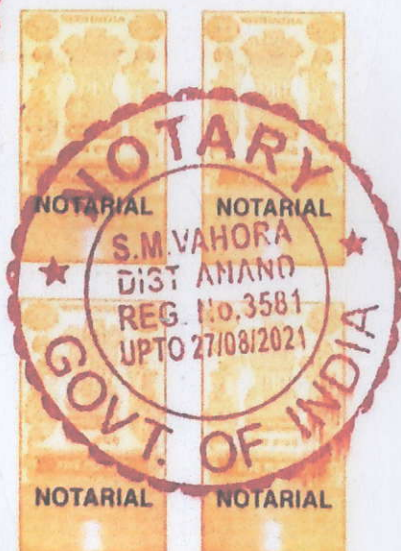
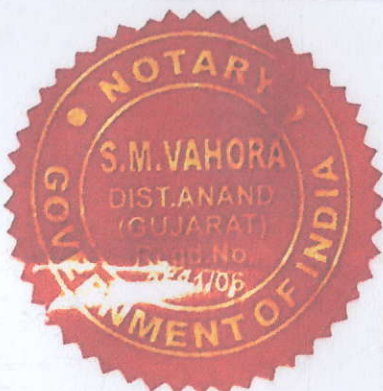
Date 4 JAN 2020 Reg. No. 1376/2020

Page No. 01/157 Solemnly Affirm Declared

Who is Identified by Notary

Who is knew personally.

S. M. VAHORA
NOTARY





PINNACLE BUILD AND INFRA LLP

23, Deep Bella Co-Op.Hsg.Society, Mount Marry Road,

Bandra (West), Mumbai - 400050

Tel No. 40227032/40227801

Date: 22/01/2020

To,
Gujarat Real Estate Regulatory Authority,
Gandhinagar.

Respected Sir,

**Subject: Explanation Letter For Project Completion Time
Limit of 30/06/2023**

RERA Ack. No.: PR/ANAND/ANAND/ANAND TPO/191218/008505

We herewith provide following explanation and reasons for project completion time limit of **30/06/2023**.

1. We herewith draw your kind attention to the fact that our project "Bombay Mall" is having total 98 units, having 5 floors. The total construction built up area is 4248.71 sq mtrs. Thus, as our project size is large, it will require 2 years and 9 months time to complete construction and development work of the building e.g. upto **30/09/2022**.
2. Moreover, Anand Vidyanagar Urban Development Authority (AVKUDA) generally take 6 to 9 months time in issuing Building Use (BU) permission. Therefore we will get BU permission by **30/06/2023**.
3. We also confirm and undertake that we will complete the construction on or before **30/09/2022** but because of BU Permission issue, we herewith request you kindly grant us completion time upto **30/06/2023**.

Kindly consider the same.

For Pinnacle Build & Infra LLP's

Partner.

PARTNER

Mohsin R Maredia



THE KALUPUR COMMERCIAL
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Affidavit cum Declaration

Affidavit cum declaration of **Mr. Mohsin Rahim Maredia** authorized signatory of **M/s Pinnacle Build & Infra LLP's** for the project "**Bombay Mall**" situated at **City Survey No. 1754+1755, Final Plot No. 76+77, T.P.S. No. 1, Opposite Nagar Palika Hospital, Beside Bandukwala, Station Road, Anand - 388001.**

I, **Mohsin Rahim Maredia** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I 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 **Bombay Mall** is in the **Anand** 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 **Anand** Municipal Corporation with prior permission of **Anand** Municipal Corporation prior to giving possession to allottees.

I further undertake that I 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.

Placed by S.M. Vahora INFRA LLP
PARTNER
Deponent



Date 20/11/2019 Reg. No. 20249/2019
Page No. 99/45 Solemnly Affirm Declare
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Who is Identified by _____
Who is knew personally _____

S. M. VAHORA
NOTARY





THE VALLABH VIDYANAGAR
COMM. CO-OP BANK LTD.
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Affidavit Cum Declaration

Affidavit Cum Declaration of **Mr. Mohsin Rahim Maredia**, as a Partner and authorized signatory of **M/s Pinnacle Build & Infra LLP's**, promoter of the project "**Bombay Mall**" situated at **City Survey No. 1754+1755, Final Plot No. 76+77, T.P.S. No. 1, Opposite Nagar Palika Hospital, Beside Bandukwala, Station Road, Anand - 388001, Taluka Anand, Gujarat.**

I, **Mohsin Rahim Maredia**, Authorized Signatory of proposed project duly authorized by the promoter **M/s Pinnacle Build & Infra LLP's**, do hereby solemnly declare, undertake and state as under :

I/we have submitted an application for RERA Registration vide Acknowledgement No. **To Be Applied** 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 us as prepared by Chartered Accountant **Mitesh Thakkar** is showing RERA carpet area, which is true and correct according to best of my knowledge.

I/we are 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.

PINNACLE BUILD AND INFRA LLP

S. M. Vahora PARTNER



Deponent

Verification

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

Verified by me at ANAND on this 05 day of DEC 2019.



PINNACLE BUILD AND INFRA LLP

23, Deep Bella Co-Op.Hsg.Society, Mount Marry Road,

Bandra (West), Mumbai - 400050

Tel No. 40227032/40227801

AUTHORITY LETTER FOR RERA

We, Shamim R Maredia , Rozmin R Maredia , Zarina R Maredia , Partners of M/s Pinnacle Build and Infra LLP, do hereby authorize our partner Mohsin R Maredia to apply, sign, appear, represent us in connection with application for project registration with Gujarat Real Estate Regulatory Authority and produce required documents and details connected herewith. His explanations and statements will be binding on us.

PINNACLE BUILD AND INFRA LLP
Shamim R Maredia
PARTNER

Shamim R Maredia

PINNACLE BUILD AND INFRA LLP
Rozmin R Maredia
PARTNER

Rozmin R Maredia

PINNACLE BUILD AND INFRA LLP
Zarina R Maredia
PARTNER

Zarina R Maredia

I Accept:
Mohsin R Maredia
Partner

Place: Anand

Date: 16/09/2019