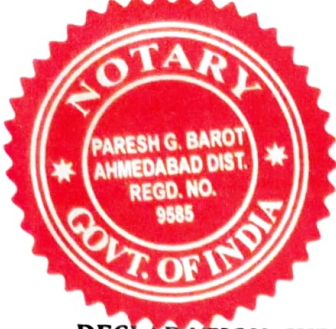




Serial No. A-0665/2022

(PARESH G. BAROT)
NOTARY
GOVT. OF INDIA

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**

- 2 FEB 2022

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Dineshkumar Khetabhahi Patel** duly authorized by the promoter of the project "**Bela Apartment**" a project by **Hiradhan Buildtech** situated at Ambawadi, Ahmedabad. vide their authorization dated **04/08/2021**.

I, **Mr. Dineshkumar Khetabhahi Patel** authorized by the promoter of the "**Bela Apartment**" 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 Project "**Bela Apartment**" 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 **30/08/2023**.
4. Seventy per cent 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 regulations made under the Act.



[Signature]

Deponent

NUTAN NAGRIK SAHKARI
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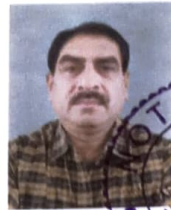
Verification

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

Verify by me at Ahmedabad on this ____ day of January 2022.

Deponent

Debat



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]

(PARESH G. BAROT)
NOTARY
GOVT. OF INDIA

2 FEB 2022



 ભારત સરકાર સત્યમેવ જયતે	 ભારતીય નિઃશ્ચયીભાવ પાંચકરણ ભારતીય નિઃશ્ચયીભાવ પાંચકરણ भारत
 પટેલ દિનેશકુમાર ખેતાભાઈ Patel Dineshkumar Khetabhai જન્મ તારીખ/DOB: 01/06/1971 પુરુષ/ MALE	Address: S/O: Khetabhai, C-22 sursagar Tower, opp.sattadhar society, Ahmedabad City, Ahmedabad, Gujarat - 380061
 3455 2482 8392	સરનામું : S/O: ખેતાભાઈ, સી-22 સુરસાગર ટાવર, સત્તાધાર સોસાયટી સામે, અમદાવાદ શહેર, અમદાવાદ, ગુજરાત - 380061 3455 2482 8392
મારો આધાર, મારી ઓળખ	 www.aadhaar.gov.in

D. D. D.



Serial No. A-0666/2022



(PARESH G. BAROT)
NOTARY
GOVT. OF INDIA

1-2 FEB 2022

FORM B-1

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 Mr./Ms. **Dineshkumar Khetabhai Patel** duly authorized by the promoter of the project "**Bela Apartment**" a Project by "**Hiradhan Buildtech**", vide its/his/their authorization dated **04/08/2021**

I **Dineshkumar Khetabhai 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 "**Bela Apartments Co. Op. Housing Society Ltd.,**" [Name of the project land owners] by way of registered Development agreement, Registered on date **17/01/2022** at sub Registrar office **Ahmedabad-4 (Paldi)** to develop the land bearing **FP No 267, T.P. No 21 (Ambawadi)** of Paldi Village said land.
2. That **Bela Apartments Co. Op. Housing Society Ltd.** [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 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.
3. That I/we will abide by all the conditions of the Development agreement and fulfill all my/Our obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I/We 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

[Signature]

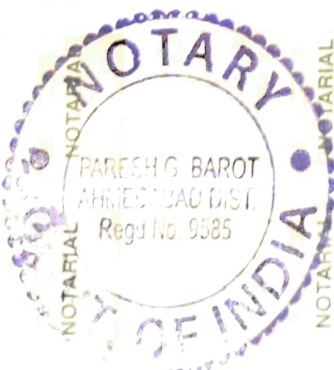
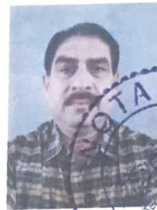
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BANK LTD.
AHMEDABAD
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Verification

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

Verify by me at Ahmedabad on this _____ day of _____

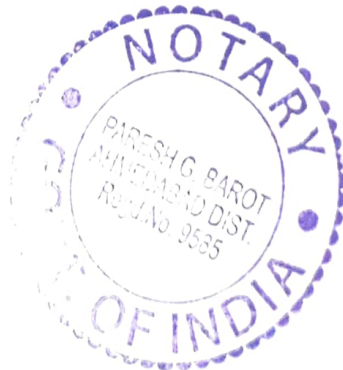
Deponent



SOLEMNLY AFFIRMED
BEFORE ME

(PARESH G. BAROT)
NOTARY
GOVT. OF INDIA

12 FEB 2022





Serial No. A 0528 /2022

(PARESH G. BAROT)
NOTARY
GOVT. OF INDIA

28 JAN 2022

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

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

01. Mr. Dineshkumar Khetabhai Patel duly authorized by the promoter of the project "**Bela Apartment**" a Project by "**Hiradhan Buildtech**", vide their authorization dated **04/08/2021**.

AND

02. Mr. Prakashchandra Shyamlal Desai (Chairman) duly authorized by the owner/lesser of the project land, vide its/his/their authorization dated **27-06-2021**

03. Mr. Radheshyam Bansilal Ringwala (Secretary) duly authorized by the owner/lesser of the project land, vide its/his/their authorization dated **27-06-2021**

We, (1) **Dineshkumar Khetabhai Patel** duly authorized by the promoter of the proposed project, AND (2) **Prakashchandra Shyamlal Desai (Chairman)** duly authorized by the owner/lesser of the project land (3) **Radheshyam Bansilal Ringwala (Secretary)** duly authorized by the owner/lesser of the project land do hereby solemnly declare, undertake and state as under:

- We have entered into registered Development agreement, Registered on dated **17/01/2022** at sub Registrar office **Ahmedabad-4 (Paldi)** to develop the land bearing **FP No 267, T.P. No 21 (Ambawadi)** of **Paldi** Village said land.
 - That **Bela Apartments Co. Op. Housing Society Ltd.** [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.
 - That, we will abide by all the conditions of the Development agreement and fulfil 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.

[Signature]

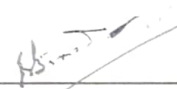
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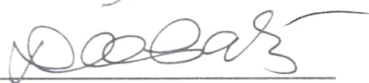
NUTAN NAGRIK SAHKARI
BANK LTD
AHMEDABAD
GURJAT
SPECIAL ADHESIVE
3037 8616485

- C. 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.
- D. That, arrangement by way of registered development agreement between the undersigned is considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.

Deponent

(1) 

(2) 

(3) 

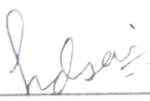


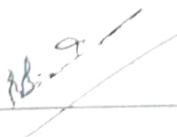
Verification

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

Verify by me at Ahmedabad on this _____ day of _____

Deponent

(1) 

(2) 

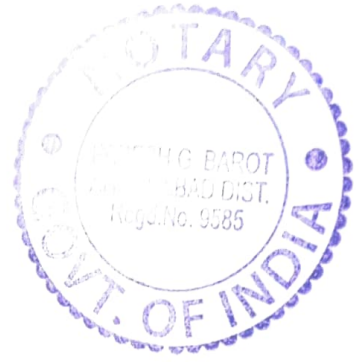
(3) 



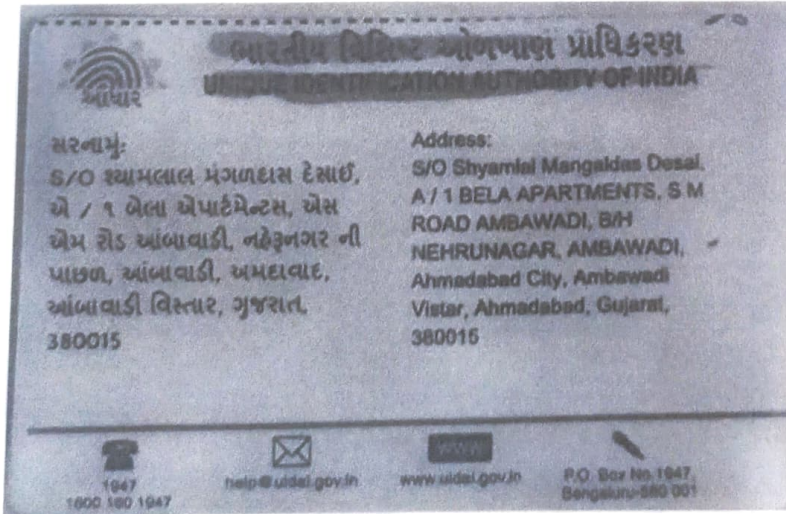
BEFORE ME

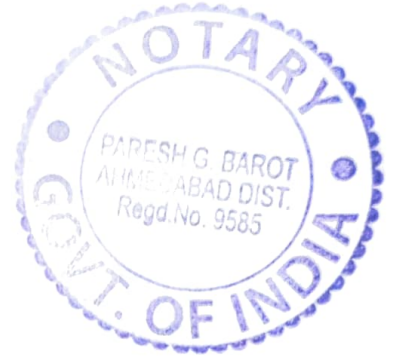
(PARESH G. BAROT)
NOTARY
GOVT. OF INDIA

28 JAN 2022



Indsa's





ભારત સરકાર

Government of India



રાધેશ્યામ બંસિલાલ રીંગવાલા
Radheshyam Bansilal Ringwala

જન્મ તારીખ / DOB : 27/10/1944
પુરુષ / Male



7081 4145 9557

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું: બી-૩, બેલા એપાર્ટમેન્ટ, નહેરુનગર
પાસે, અંબાવાડી, અમદાવાદ શહેર, અમદાવાદ,
માણિકબાગ, ગુજરાત, ૩૮૦૦૧૫

Address: B-3, bela appartment, near
naherunagar, ambavadi, Ahmadabad City,
Ahmedabad, Manekbag, Gujarat, 380015

7081 4145 9557

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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 आधार भारतीय जनसंख्या आयोग भारतीय जनसंख्या आयोग	 आधार भारतीय जनसंख्या आयोग भारतीय जनसंख्या आयोग
 પટેલ દિનેશકુમાર ખેતાભાઈ Patel Dineshkumar Khetabhai જન્મ તારીખ/DOB: 01/06/1971 પુરુષ/ MALE	Address: S/O: Khetabhai, C-22 sursagar Tower, opp.sattadhar society, Ahmedabad City, Ahmedabad, Gujarat - 380061
 3455 2482 8392	સરનામું : S/O: ખેતાભાઈ, સી-22 સુરસાગર ટાવર, સત્તાધાર સોસાયટી સામે, અમદાવાદ શહેર, અમદાવાદ, ગુજરાત - 380061 3455 2482 8392
મારી આધાર, મારી ઓળખ	



Signature



DECLARATION FOR AUTHORISED SIGNATORY

We the Partners of “**Hiradhan Buildtech**” herby authorizes **Mr. Dineshkumar Khetabhai Patel** to act on our behalf for all types of Legal work (Documentation, RERA Registration, Registration, AUDA, AEC, AMC, etc.) before the concerned the authority for assessment including reassessment if any and acting for all the other matters.

All his action in relation to this business will be binding on us.

Thanking You,

For, Hiradhan Buildtech

Hiradhan Buildtech

Partner

Dineshkumar Khetabhai Patel
(Partner)


Ghanshyambhai G. Patel
(Partner)


Mehulkumar P. Patel
(Partner)


Harsh Narsinhbhai Patel
(Partner)