

FORM 'B'

(See rule 3 (4))

Reg. Sr. No. 217
Date 03/01/2020
A. T. SOLANKI
NOTARY, VADODARA

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. Mahesh Gianchandani promoter /duly authorized by the promoter of "Shree Lakulesh" (Name of proposed project), FP NO- 17, TP NO. 13, OP. NO. _____, AREA OF PLOT 618 Sq. Mt. VILL. Karodiya, DIST. Vadodara, AUTHORITY NAME: VADODARA URBAN DEVELOPMENT AUTHORITY, vide its/his/her/their authorization dated 30 / 12 / 2019.

I, Mr. Mahesh Gianchandani promoter/duly authorized by the promoter of "Shree Lakulesh" (Name of the proposed project) vide its/his/her/their authorization dated 30/12/2019, 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 "Shree Lakulesh" (Name of the proposed project) is proposed;

OR

_____ have/has a legal title to the land on which the development of _____ (Name 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 promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.

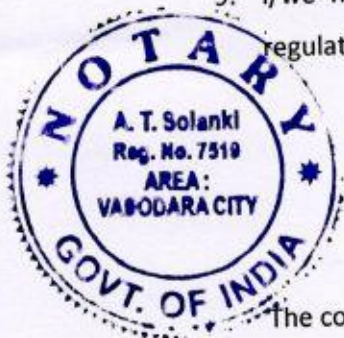
OR

Details of encumbrance's _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The time period within which the project shall be completed by me/us is 31 / 12 / 2020.



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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 31 on this 12 day of 2019.

Deponent



I know the Signatory Personally who has signed in my Presence in the Document and is the same person to whom identity before you.....



ATTESTED

A. T. SOLANKI
NOTARY, VADODARA

03/02/2020