

SR. No: 016207

NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA

4 MAR 2020

NUTAN NAGRIK SAHAKARI
BANK LTD.
ODHAV BRANCH,
BARCELONA CAMPUS
AHMEDABAD - 382413
GUJ/SOS/AUTH/A



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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 **Shri Hiteshbhai Vaghajibhai Malani**, partner/duly authorized by the promoter of firm **Karnavati Paradise (Yogeshwar Buildcon)**, the partners of the proposed project, vide their authorization dated 04th February, 2020;

I, **Hiteshbhai Vaghajibhai Malani**, promoter/duly authorized by all the promoter/partners of the proposed project **Karnavati Paradise (Yogeshwar Buildcon)** (FP No. 81, Karanavti Paradise, Near Hare Krushna Residency, Opp. Sharnam Elegance, Ramol, Ahmedabad - 382449), do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project **Karnavati Paradise (Yogeshwar Buildcon)** is proposed:

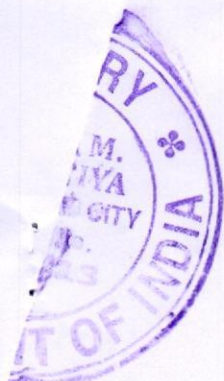
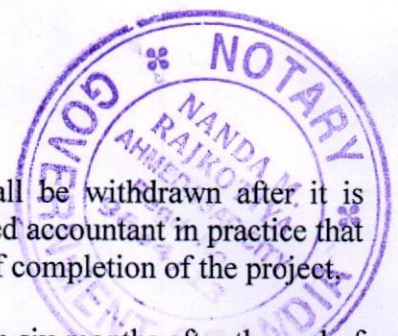
OR

Promoter has a legal title to the land on which the development **Karnavati Paradise (Yogeshwar Buildcon)**, 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 promoters for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st March, 2024.
4. That seventy per cent of the amounts realized by 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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6. That 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. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 8. That promoter shall take all the pending approvals on time, from the competent authorities.
 9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

H.V. Malani
Deponent

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 04th day of March, 2020.



H.V. Malani
Deponent



SIGNED
BEFORE ME

[Signature]
NANDA M. RAJKOTIYA
NOTARY
GOVT. OF INDIA

4 MAR 2020

Date: 04-02-2020

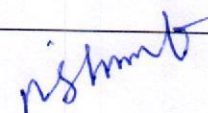
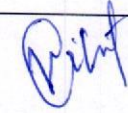
To,
The Designated Officer,
Gujarat Real Estate Regulatory Authority,
Ahmedabad

Sub: Authorised person for all matters relating to the Real Estate (Regulation and Development) Act, 2016

We the partners of **Yogeshwar Buildcon** hereby give authority to our partner **Shri Hiteshkumar Vaghjibhai Malani** to make application, sign documents, furnish information and carry-out all activities in relation to the Real Estate (Regulation and Development) Act, 2016 on behalf of our firm.

Yours faithfully,

Persons giving authority

Sl. No.	Name of partner	Signature
1.	Shri Rajeshbhai Rameshbhai Patel	
2.	Shri Manojbhai Himmatbhai Dobariya	
3	Shri Nishant Rameshbhai Dobariya	
4	Shri Vilit Jaysukhbhai Dobariya	

Person accepting authority

Sl. No.	Name of partner	Signature
1.	Shri Hiteshbhai Vaghjibhai Malani	