

Natvarlal T. Gaudani

(Advocate)

Reg.No. G/279/1980

Office: Shop No. 3, Janpath
Complex, Nr. Shriji
Khaman, Opp.Matrushakti
Society, India Colony-
Naka, Bapunagar,
Ahmedabad-24.

Date:- 27/12/2021

TO WHOM SO EVERIT MAY CONERN

This is to notify that title of below mentioned of land is clear and marketable
Subject to there is term loan on above land of Rs.25,50,00,000/-
Tewnty Five Crore Fifty Lakh and there is a charge of State Bank
of India.

Firm Name: Tulip Enterprise, Project Name: Adarsh Tulip Residency

Revenue Block/Survey Nos : 440/1
Village : Vatva
Tehsil : Vatva
Dist : Ahmedabad
Final Plot No : 5/1
Town Plannin Scheme No : 58
Raja Chitthi Nos : 04197/170619/A2474/R1/M1

For Block No. A+B+C

04199/170619/A2475/R1/M1

For Block No. D+E

04200/170619/A2476/R1/M1

For Block No. F+G+H

Dated : 05/12/2020

Ahmedabad dated this 27th day of December, 2021.

Natvarlal T. Gaudani

Natvarlal T. Gaudani
(Advocate)



1076445

N. T. GAUDANI
NOTARY
GOVT. OF INDIA

FORM 'B'

[See rule 3(4)]

7 SEP 2022

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 Lalitkumar Mangilal Jain**, partner/duly authorized by the promoter of firm **Adarsh Tulip Residency (Tulip Enterprise)**, the partners of the proposed project, vide their authorization dated 9th October, 2019;

I, **Lalitkumar Mangilal Jain**, promoter/duly authorized by all the promoter/partners of the proposed project **Adarsh Tulip Residency (Tulip Enterprise)** (R.S. No. 440/1, F.P. No. 5/1, Final TPS No. 58, Opp. Bhamariyo Kuvo, Nr. Pooja Bunglow, Narol-Lambha Highway, Narol, Ahmedabad - 382405.), 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 **Adarsh Tulip Residency (Tulip Enterprise)** is proposed:

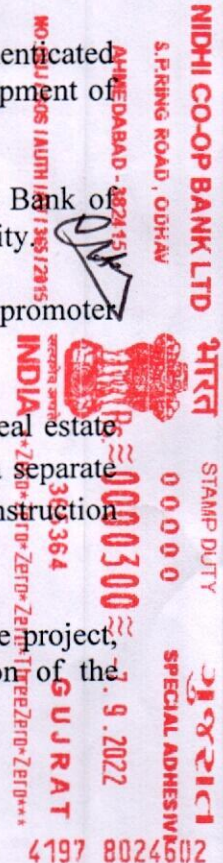
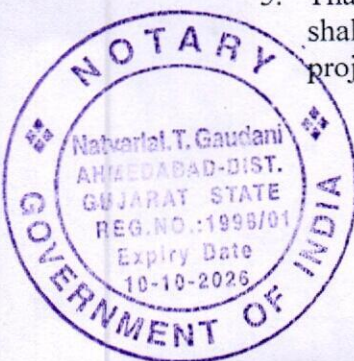
OR

Promoter has a legal title to the land on which the development **Adarsh Tulip Residency (Tulip Enterprise)** is to be carried out:

AND

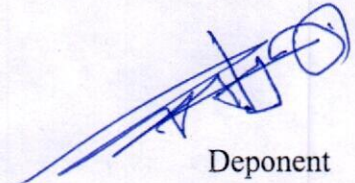
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the real estate project is enclosed herewith.

2. That on the said land charge of Rs. 25.50 crore is created by State Bank of India, Info city Branch, Gandhinagar for sanctioning Term Loan Facility.
3. That the time period within which the project shall be completed by promoter is 31st December, 2027.
4. That seventy per cent of the amounts realised 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.



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.




Deponent

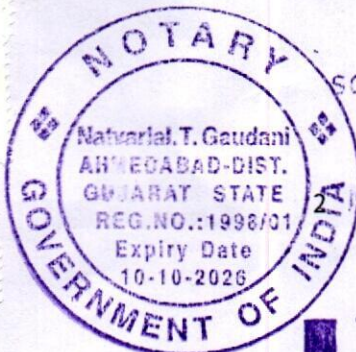
Verification

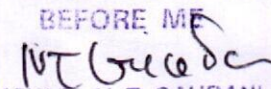
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Ahmedabad on this 06th day of Sept., 2022.




Deponent



SOLEMNLY AFFIRMED
BEFORE ME

NATVARLAL T. GAUDANI
NOTARY
GOVT. OF INDIA

7 SEP 2022

