

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nirav Mansukhbhai Patel** Partner of Sun Real Estate Corporation being the promoter of the proposed project duly authorized by the promoter of the proposed project, vide its authorization dated 02/08/2017

I **Mr. Nirav Mansukhbhai Patel** Partner of Sun Real Estate Corporation promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter Sun Real Estate Corporation has a legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land is enclosed herewith .

2. That the said land and the Proposed Project is mortgaged with HDFC Ltd., Ahmedabad.
3. That the time period within which the project shall be completed by me/promoter is 30th October, 2018.
4. That seventy per cent of the amounts realized by the promoter for real time 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.
7. That the 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 the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

FOR, SUN REAL ESTATE CORPORATION

Deponent

PARTNER

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 2nd day of August, 2017

FOR, SUN REAL ESTATE CORPORATION

Deponent

PARTNER