



THE CO-OP BANK OF RAJKOT LTD  
NARANPURA  
AHMEDABAD - 380013  
R.H. Kalia  
GUJ/SOS/AUTH/AV/245/2009

भारत 30532 SPLADH. गुजरात  
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R.0000300 PB5993  
INDIA STAMP DUTY GUJARAT

## Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amit H Baboo partner of Sapphire Buildcon the proposed project / duly authorized by the partners of Sapphire Buildcon the proposed project, vide its/his/their authorization dated 16/02/2021

I, Amit H Baboo partner of Sapphire Buildcon the proposed project / duly authorized by the promoter of the Pushkar Apartment proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have a legal title to the land on which the development of Pushkar Apartment 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 promoter 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 me on 31<sup>st</sup> March 2024.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Ex. No. 53/F101 2021

*Sohini B. Patel*  
SOHINI B. PATEL  
NOTARY  
GOVT. OF INDIA  
14/03/2021

*AB*



9. I/We have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For, Sapphire Buildcon

Partner  Partner  
(Amit H Baboo)

Deponent

Verification

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

Verified by me at Ahmedabad on this 19<sup>th</sup> day of March 2021.

Deponent

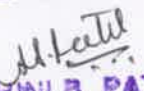


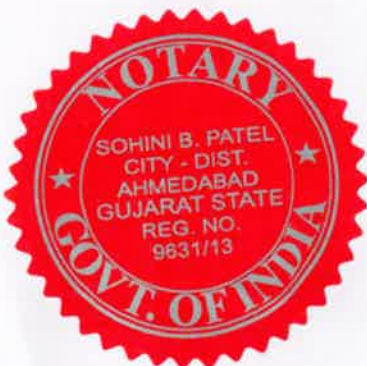
(Amit H Baboo)

For, Sapphire Buildcon

Partner Partner

SOLEMNLY AFFIRMED  
BEFORE ME

  
SOHINI B. PATEL  
NOTARY  
GOVT. OF INDIA  
19/03/2021





**SAPPHIRE  
BUILDCON**

Swapneel 831 B/h. Vishva Arcade, Rachna High School lane, Nr. Akhbarnagar Cross Road, Ahmedabad.

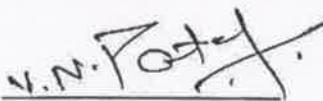
## **AUTHORITY LETTER**

We 1. AMIT H. BABOO, 2. VATSAL NAVINBHAI PATEL, 3. KARTIK KAMLESHBABU PATEL, the partners of **SAPPHIRE BUILDCON**, Address: - 134, Sardar Patel colony, Naranpura, Ahmedabad - 380013. Do hereby give full authority to its one of the partner namely: **Mr. AMIT H. BABOO**, to sign, execute, present, acknowledge and admin the agreements/deeds (including transfer deeds like sell deed/s, deed/s of conveyance, agreement/s for sale, Indemnity bond, Electric Connections, Adani Gas Connections) pertaining to the **Flats** of our scheme '**PUSHKAR APARTMENT**', situated at Non-Agriculture Land bearing Final Plot No. 59, T.P. Scheme No. 20 (Gulbai tekra) of mouje Changispur, Taluka - Sabarmati, in the Registration District Ahmedabad, Ahmedabad - 3. (Division - Memnagar).

Place: Ahmedabad.

Date: 16/02/2021

1. 

2. 

3. Kartik K Patel

For, Sapphire Buildcon

Partner

  
Partner



THE NAVNIRMAN CO.OP.  
BANK LTD  
NARANPURA BR.  
2 SHIVALAYA APES  
NARANPURA, AMMEDABAD  
FORM B-1 20013



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135547 MAY 28 2021  
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R.0000300/-PB7107

[Gujarat Order - 23 of 13/05/2019]

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. Amit. H. Baboo promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18/02/2021

I, Amit. H. Baboo 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 CH/sec. of Chandreshwar co.op. [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement/ agreement, Registered on date 26/01/21 at sub Registrar office Ammedabad - 3, Memnagar to develop the land bearing Survey No/FP No 59 of Memnagar Village/City(said land);
2. That CH/sec. of Chandreshwar co.op. HOY SOC 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.  
OR  
That details of encumbrances N/A (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.
3. That I/we will abide by all the conditions of the Development/ — agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I 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.

For, Buildcon  
x Deponent

Verification

Partner Partner

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

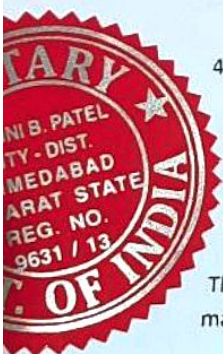
Verify by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

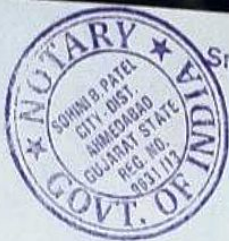
For, Buildcon  
x Deponent  
Partner Partner

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Sr. No. : 68 / 1105 / 2021

SOLEMNLY AFFIRMED BEFORE ME





Sr. No. : 691 FLO/ 2021

SOHINI B. PATEL  
NOTARY  
GOVT. OF INDIA

31/05/2021

THE NAVNIRMAN CO.OP.  
BANK LTD  
NARANPURA BR.  
2 SHIVALAYA APTS  
NARANPURA, FORM 82-380013  
[Gujarat RERA Order - 23 dt. 23/05/2019]  
G.O./SOS/AUTH/AV/336/2011

28973 SPL ADH ગુજરાત  
171547 MAY 28 2021  
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R.0000300/-PB7107

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,

- 1) Mr./Ms. Amit. H. Baboo promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/02/2021 AND  
2) Mr./Ms. CH/Sec. of Chandreshwar Co. OP. HOY. SOC. LTD owner/lessor of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 15/02/2021  
We, 1) Amit H. Baboo promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) CH/Sec. of Chandreshwar Co. OP. HOY. SOC. LTD owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement/ agreement, Registered on date 26/02/21 at sub Registrar office Ahmedabad to develop the land bearing Survey No/FP No 59 of Memnagar Village/City (said land).  
B. That CH/Sec. of Chandreshwar Co. OP. HOY. SOC. 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.  
OR  
That details of encumbrances N/A (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.  
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.  
D. 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.  
E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to For Sapphire Buildcon allottees of project.

Dependent 1) સાફાયર બિલ્ડકોન સોસા. લિ.

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 us at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

Dependent 1) સાફાયર બિલ્ડકોન સોસા. લિ.

ચેરમેન Partner

સેક્રેટરી S. R. D.

ફોન Page 7 of 7

