

Serial No. G-4597 2019

H. N. PARMAR
NOTARY
GOVT. OF INDIA

THE COSMOS CO-OP BANK LTD
JODHPUR CROSS ROAD
AHMEDABAD - 380 015

GUJ/SOS/AUTH/AV/303/2010

FORM 'B'



32015 SPL. ADH ગુજરાત
116093 JUL 06 2019

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Rs.0000200/-PB7077

STAMP DUTY GUJARAT

8 JUL 2019

AFFIDAVIT CUM DECLARATION

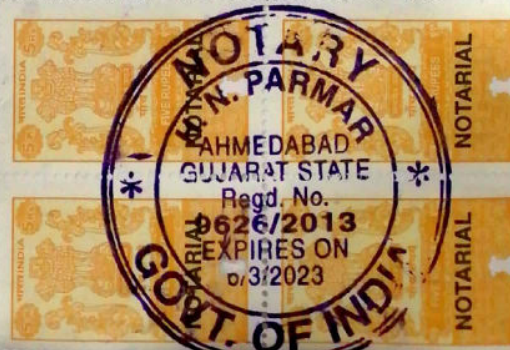
I, Jernalsingh Trilochansingh Khalsa as Director of the Satej Developers Private Limited duly authorized by the company having its registered office at 26, Punitnagar Vibhag - 3, Nr. Paraskunj, Jodhpur, Satellite, Ahmedabad - 380015 of "ASOPALAV APARTMENT" do hereby solemnly declare, undertake and state as under that;

1. Members of The Asopalav Co-Op. Housing Society Limited have a legal title to the land on which the development of "ASOPALAV APARTMENTS" is proposed;
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.
3. the time period within which the project shall be completed by 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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.

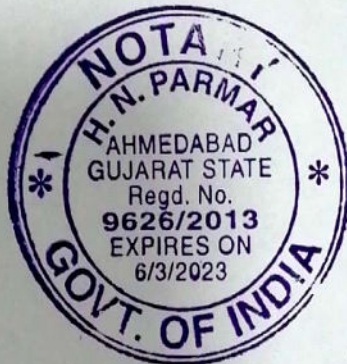
FOR, SATEJ DEVELOPERS PVT. LTD.
(CIN: U45203GJ2015PTC084713) Rg.Dt.8/10/2015

DIRECTOR

DIRECTOR



8. we shall take all the pending approvals on time, from the competent authorities.
9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



FOR, SATEJ DEVELOPERS PVT.LTD.


JERNALSINGH .T. KHALSA
(DIRECTOR)

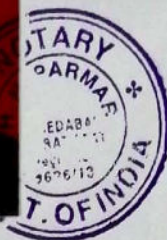
Verification

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 Ahmedabad on this ____ day of JULY,2019

FOR, SATEJ DEVELOPERS PVT.LTD.


JERNALSINGH .T. KHALSA
(DIRECTOR)



FOR, SATEJ DEVELOPERS PVT. LTD.
(CIN: U45203GJ2015PTC084713) Rg.Dt.8/10/2015

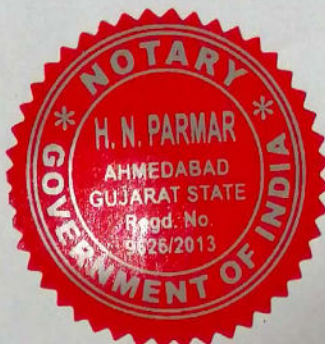
DIRECTOR

DIRECTOR

SOLEMNLY AFFIRMED
BEFORE ME


H. N. PARMAR
NOTARY
GOVT. OF INDIA

8 JUL 2019



IDENTIFIED BY ME


GIRISH K. PATEL (ADVOCATE)
Add. : 1, 2, Sumangian Complex,
Nr. SBI Bank, New Vadaj, A'bad-13
Sanad No. G-2735/2000

Serial No. G-4598/2019

H. N. PARMAR
NOTARY
GOVT. OF INDIA
8 JUL 2019

THE COSMOS CO-OP BANK LTD
JODHPUR CROSS ROAD
AHMEDABAD - 380 015

GUJ/SOS/AUTH/AV/303/2010
[Gujarat RERA Order - 23 dt. 23/05/2019]

32014 SPL ADH ગુજરાત
192092 JUL 06 2019

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R-0000200/-PB7077

STAMP DUTY GUJARAT

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms.promoter of the proposed project/ duly authorized by the promoter Of the proposed project, vide its/his/their authorization MOU dated 8/ 7 /2017 ;

I, 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 The Asopalav Co-Operative Housing Society Limited by way of registered Development agreement Registered on date 01st November, 2018 at sub registrar office, Vadaj, to redevelop the land bearing survey no. 465/2, FP No. 318 of Village Vadaj, of Ta. Sabarmati of Dist. Ahmedabad
2. That The Asopalav Co-Operative Housing Society Limited 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.
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 , SATEJ DEVELOPERS PVT.LTD.

[Signature]
JERNALSINGH .T. KHALSA
(DIRECTOR)

FOR, SATEJ DEVELOPERS PVT. LTD.
(CIN: U45203GJ2015PTC084713) Rg.Dt.8/10/2015

DIRECTOR

[Signature]
DIRECTOR

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 ____ day of JULY , 2019.



FOR , SATEJ DEVELOPERS PVT.LTD.

JERNALSINGH .T. KHALSA

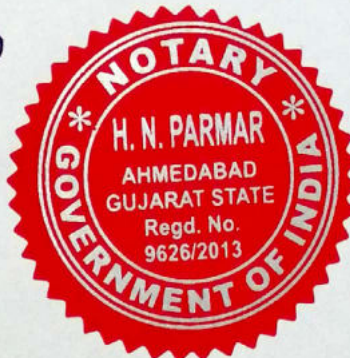
(DIRECTOR)



SOLEMNLY AFFIRMED
BEFORE ME

H. N. PARMAR
NOTARY
GOVT. OF INDIA

8 JUL 2019



IDENTIFIED BY ME

GIRISH K. PATEL (ADVOCATE)
Add. : 1, 2, Sumangian Complex,
Nr. SBI Bank, New Vadaj, A'bad 13
Sanad No. G-2738/2000

Serial No. G-4599 2019

H. N. PARMAR
NOTARY
GOVT. OF INDIA
8 JUL 2019

THE COSMOS CO-OP BANK LTD

JODHPUR CROSS ROAD

AHMEDABAD 380 015

FORM B-2

[Gujarat RERA Order - 23 dt. 23/05/2019]
GUJ/SOS/AUTH/AV/303/2010

Affidavit cum Declaration

32013

SPL. ADH. ગુજરાત

172098

JUL 06 2019

2019 2019 2019 2019 2019 2019 2019 2019 16:39

Rs. 0000200/-PB7077

STAMP DUTY GUJARAT

Joint Affidavit cum Declaration of,

- 1) Mr./Ms. JERNALSINGH TRILOCHANSINGH KHALSA Director of Satej Developers Private Limited promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 8/ 7 /2017.

AND

- 2) Somabhai Shivrambhai Patel Chairman and Prabhavati R Raval Secretary of the Asopalav Co-Op. Housing Society Limited owner of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 8 / 7 /2017.

We, 1) Jernalsingh Trilochansingh Khalsa duly authorized by the promoter of the proposed project, AND 2) Somabhai Shivrambhai Patel Chairman and Prabhavati R Raval Secretary of The Asopalav Co-Op. Housing Society Limited, owner of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into an agreement with The Asopalav Co-Operative Housing Society Limited by way of registered Development agreement Registered on date 01st November, 2018 at sub registrar office, Vadaj, to redevelop the land bearing survey no. 465/2, FP No. 318 of Village Vadaj, of Ta. Sabarmati of Dist. Ahmedabad

- B. That The Asopalav Co-Operative Housing Society Limited 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.

- C. That, we will abide by all the conditions of the Development and fulfill 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 the interest of allottees of project.

FOR, SATEJ DEVELOPERS PVT. LTD.
(CIN: U45203GJ2015PTC084713) Rg.Dt.8/10/2015

Deponent 1) _____ DIRECTOR _____ DIRECTOR

2) આશોપાલવ કો.ઓ.હા.સો.લી.
ચરમેજા સેક્ટરી

3) આશોપાલવ કો.ઓ.હા.સો.લી.
પા.આ.ર.રા.વ.વ.

Verification ચરમેજા સેક્ટરી

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verify by me at Ahmedabad on this _____ day of JULY , 2019.

FOR, SATEJ DEVELOPERS PVT. LTD.
(CIN: U45203GJ2015PTC084713) Rg.Dt.8/10/2015

Deponent 1) _____ DIRECTOR _____ DIRECTOR

આશોપાલવ કો.ઓ.હા.સો.લી.

2) ચરમેજા સેક્ટરી

3) આશોપાલવ કો.ઓ.હા.સો.લી.
પા.આ.ર.રા.વ.વ.

ચરમેજા સેક્ટરી

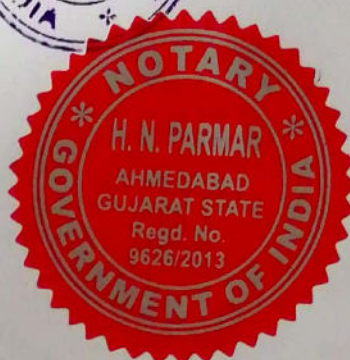
IDENTIFIED BY ME

GIRISH K. PATEL (ADVOCATE)
Add. : 1, 2, Sumangian Complex,
Nr. SBI Bank, New Vadaj, A'bad-18
Sanad No. G-2733/2000

SOLEMNLY AFFIRMED
BEFORE ME

H. N. PARMAR
NOTARY
GOVT. OF INDIA

8 JUL 2019





ભારત સરકાર

Government of India



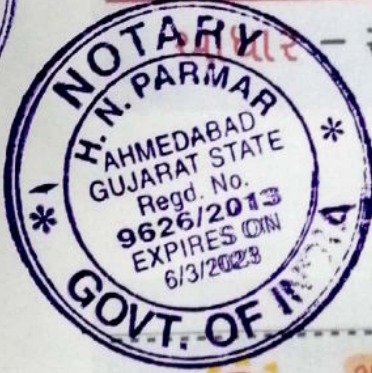
જરનલસિંઘ ત્રિલોચનસિંઘ ખાલસા
Jernalsingh Trilochansingh Khalsa

જન્મ તારીખ / DOB : 14/06/1968
પુરુષ / Male



7814 7992 1395

સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું: 26, પુનીતનગર-3, પારસકુંજ
પાછળ, સેટેલાઈટ રોડ, અમદાવાદ શહેર,
અમદાવાદ, માણેકબાગ, ગુજરાત, 380015

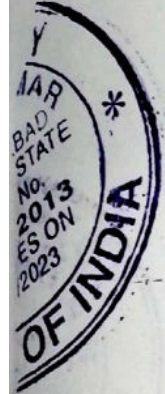
Address: 26, Punitnagar-3, Behind
Paraskunj, Satellite Road, Ahmadabad
City, Ahmedabad, Manekbag, Gujarat,
380015

7814 7992 1395

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



ભારત સરકાર
GOVERNMENT OF INDIA



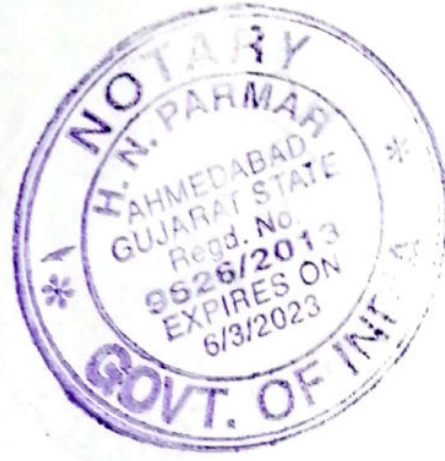
સોમાભાઈ શિવરામદાસ પટેલ
Somabhai Shivramdas Patel
જન્મનું વર્ષ / Year of Birth : 1939
પુરુષ / Male



8134 6488 2468

આધાર - સામાન્ય માણસનો અધિકાર

સોમાભાઈ શિવરામદાસ પટેલ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
S/O શિવરામદાસ શામળદાસ
પટેલ, બી/૯, આસોપાલવ ફ્લેટ,
ભાવસાર હોસ્ટેલની બાજુમાં, નવા
વાડજ, અમદાવાદ સીટી, નારણપુરા
વિસ્તાર, અમદાવાદ, ગુજરાત,
380013

Address:
S/O Shivramdas Shamaldas
Patel, B/9, Aashopalav Flat,
Nr. Bhavsar Hostel, Nava
Vadaj, Ahmadabad City,
Naranpura Vistar,
Ahmadabad, Gujarat,
380013



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P.O. Box No.1947,
Bengaluru-560 001



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 2189/25148/03305

Regd. No
9626/2013
EXPIRES ON
6/3/2023

રાવલ પ્રભાવતીબેન રમણીકલાલ
Raval Prabhavatiben Ramniklal
B-3, Appalav Appartment
Nr. Bhavsar Hostel
Nava Vadaj
Ahmedabad City
Naranpura Vistar Ahmedabad City Ahmedabad
Gujarat 380013
9427607794

Ref: 1524 / 09S / 309829 / 310135 / P



SA291185656FT



તમારો આધાર નંબર / Your Aadhaar No. :

9638 1632 9065

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



રાવલ પ્રભાવતીબેન રમણીકલાલ
Raval Prabhavatiben Ramniklal
જન્મ તારીખ / DOB : 22/10/1944
સ્ત્રી / Female



9638 1632 9065

મારો આધાર, મારી ઓળખ

પરચીવલ