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THE KALUPUR COMMERCIAL
CO-OP BANK LTD.
JIVRAJ MEHTA HOSPITAL ROAD
AHMEDABAD - 380007

R. S. Bhatt
SARAL
DEVELOPERS
GUJARATI LUTHIWAY 17/2005



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S.R. No. 236/2018

R. S. Bhatt
NOTARY

27 DEC 2018

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 **Mr. Bonny B Shah**, duly authorized by **SARAL DEVELOPERS**, promoter of the proposed project, **SPARSH AARON**, vide its/his/their authorization dated July-2016:

I, **Bonny B Shah**, duly authorized by the promoter, **SARAL DEVELOPERS**, of the proposed project, **SPARSH AARON**, do hereby solemnly declare, undertake and state as under:

1. **SARAL DEVELOPERS** 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 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 the promoter is 2.5 Years.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.





SARAL
DEVELOPERS



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 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 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.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

FOR, SARAL DEVELOPERS
Deponent

PARTNER

Verification

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

FOR, SARAL DEVELOPERS

Verified by me at Ahmedabad on this 05/10/2018

PARTNER

**SOLEMNLY AFFIRMED
BEFORE ME**

Deponent



R. S. BHATT
NOTARY
GOVT. OF INDIA

27 DEC 2018

