



I, **Mr. PRAFULKUMAR LAXMANBHAI PATEL** (Partner) promoter/duly authorized by the promoter of **SKARA PROJECTS LLP** (Promoter) under the name of "**Skara Pearl**" do hereby solemnly declare, undertake and state as under that;

1. We **SKARA PROJECTS LLP** have a legal title to the land on which the development of "**Skara Pearl**" 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. The said land is having encumbrances . Encumbrances are as per registered mortgage deed executed vide serial no 5541 on 28.11.2019 in the office of sub registrar Ahmedabad : 8 (Sola) .we have mortgaged land of project on which project " Skara Pearl " , having 39 commercial shops and 22 residential units are being constructed , in favour of Mehsana Urban Co Operative Bank Ltd, SG Highway Branch Ahmedabad
3. The time period within which the project shall be completed by me/us is 30th May 2022.
4. Seventy per cent of the amounts realized 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. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

Praful. L. B.

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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

For, Skara Projects LLP



Mr. PRAFULKUMAR LAXMANBHAI PATEL
(Partner)





ભારત સરકાર
Government of India



પટેલ પ્રફુલકુમાર લક્ષ્મણદાસ
Patel Prafulkumar Laxmandas

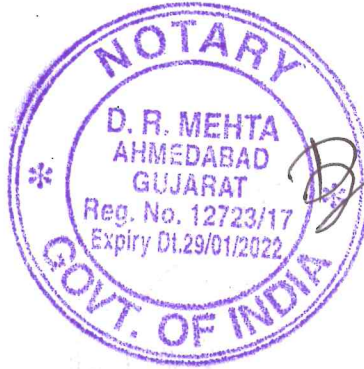
જન્મ તારીખ / DOB : 01/05/1970

પુરુષ / Male



8273 3752 7992

મારો આધાર, મારી ઓળખ



આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું: ઈ-201, આઈ ડ્રીમ એપાર્ટમેન્ટ, સોલા
બ્રિજ પાસે, સાયન્સ સીટી રોડ, સોલા, સોલા,
અમદાવાદ, સોલા, ગુજરાત, 380060

Address: E-201, Eye Dream Appartment,
Near Sola Bridge, Science City Road ,
Sola, Sola, Ahmedabad, Sola, Gujarat,
380060

8273 3752 7992



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Verification

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

Verify by me at Ahmedabad on this 27 day of Oct. 2020.

For, Skara Projects LLP

Praful. L. Patel

Mr. PRAFULKUMAR LAXMANBHAI PATEL
(Partner)



Executed & Signed
BEFORE ME

D. R. Mehta
D. R. Mehta
NOTARY
Ahmedabad Gujarat

127 OCT 2020

Notary's Stamp

