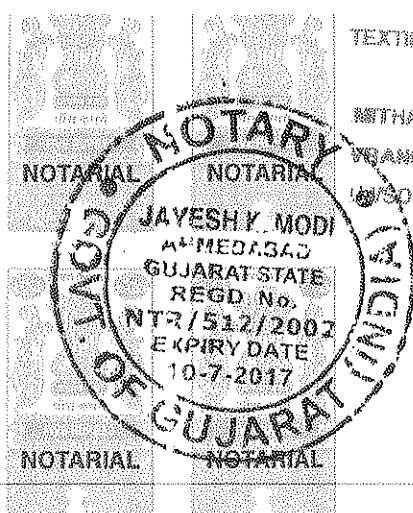


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S. No. — 2020/2017

J. K. Modi

J. K. MODI
NOTARY

FORM 'B'
[See rule 3(4)]

25 JUL 2017 GOVT. OF GUJ.

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. Sunil Sharma, duly authorized by the promoter of the proposed project, vide its authorization dated 17th July, 2017;

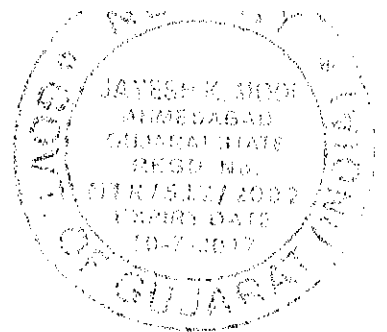
I, Mr. Sunil Sharma, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, Shantigram Estate Management Pvt Ltd 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 31st December, 2019.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



it the amounts from the separate account shall be withdrawn after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

it, the promoter shall get the accounts audited within six months
er the end of every financial year by a chartered accountant in
ctice, and shall produce a statement of accounts duly certified
signed by such chartered accountant and it shall be verified
ing the audit that the amounts collected for a particular project
e been utilised for the project and the withdrawal has been in
pliance with the proportion to the percentage of completion of
project.

t the promoter shall take all the pending approvals on time, from
competent authorities.

t the promoter have / has furnished such other documents as have
n prescribed by the rules and regulations made under the Act.

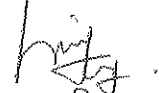


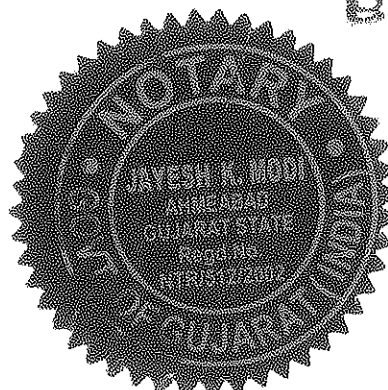
Verification

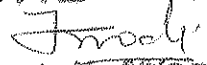

Deponent
(Mr. Sunil Sharma)

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

fy by me at Ahmedabad on this 25 July day of
7.


Deponent
(Mr. Sunil Sharma)
**SOLEMNLY AFFIRMED
BEFORE ME**




J. K. MODI
NOTARY
GOVT. OF GUJ.
25 JUL 2017

TEXTILE TRADERS CO.OP
BANK LTD.
MITHAKHALI SIX ROADS
NAVRANGPURA, AHMEDABAD
GUJ/SOS/AUTH/AV/155/2007

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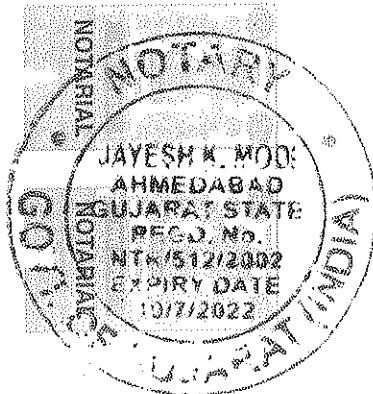
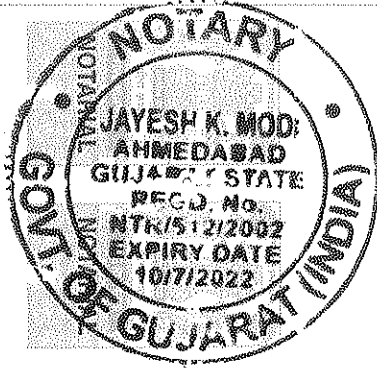
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GUJARAT



S. No. 2090/2017

J. K. MODI
NOTARY
GOVT. OF GUJ.

29 JUL 2017

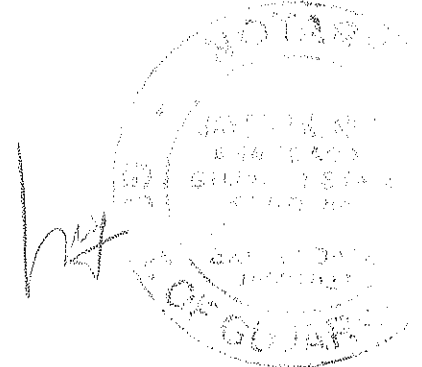
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil Sharma, duly authorized by Adani Township and Real Estate Company Private Limited, the promoter of the proposed project, vide its authorization dated 17th July, 2017;

I, Mr. Sunil Sharma, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That, We the Promoter, Adani Township and Real Estate Company Private Limited are developing a residential Scheme named Waterlily.
2. That, the approval of the Scheme 'Waterlily' is taken on land area admeasuring 99780 sq. mtrs. The Scheme is proposed to be developed in multiple phases. As of now only 54404 sq. mtrs. is developed and being applied under RERA. The remaining land area of the approved Scheme will be developed in future with new approved plans after due approvals. The future development of the balance land shall be distinct and independent project and shall be treated as a standalone project in terms of explanation to sub section (2) of Section 3 of the RERA Act 2016.
3. That, each phase of the Scheme is proposed to be registered as a separate 'Project' under RERA.
4. That, as of now the number of towers being developed are as below :
 - Tower C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11 & C12 (12 Towers)
 - Tower A6, A7, A8 (3 Towers)Total Towers – 15 nos.
5. That, as per the sanction plan, the total covered area of the Scheme is 10522 sq.mtrs.
6. That, the balance land after deducting the covered area of the Scheme will be used for common area and amenities.
7. That, the following Common areas and amenities of the Scheme are proposed to be developed in Phases
 - Internal roads
 - Open Parks and Gardens



- Clubs with gym and pool
- Box cricket, Box football, Tennis Court, Skating Rink
- Kids play areas
- Other open spaces of the Scheme

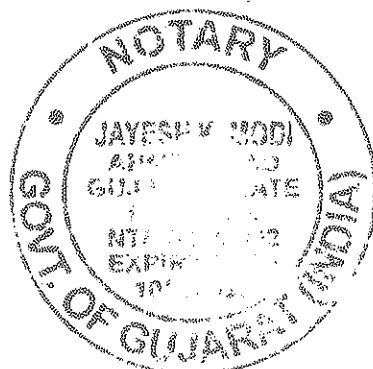
8. That, the Common areas and amenities of the Scheme shall be available for use by all allottees of the Scheme (including phases to come up in future)

9. That, the current status of the Project is as below:

Status	Towers
Completed	C1,C2, C3,C4,C5,C6,C11,C12,A6,A7(10 Towers)
Under development	C7, C8, C9, C10 & A8 (5 Towers)
Future Development	Remaining land area

10. That, the proposed Phasing is as under:

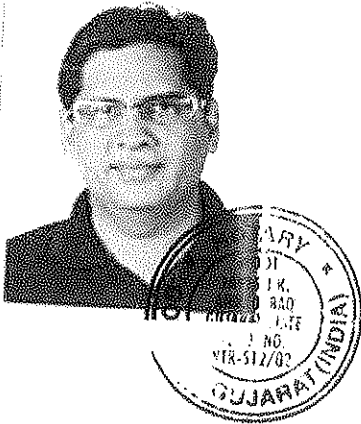
Phase	Towers	Land area (Sq mts)	Covered Area (Sq mts)	Open Area (sq mts)	Estimated date of completion
Phase I (3 Towers)**	Tower C7, C8, C9	7465	2462	5003	31st Dec 2019
Phase II (4 Towers)	Tower C1,C2,C3,C4	16499	3282	13217	30th Sept 2017
Phase III (2 Towers)	Tower A6,A7	8967	1496	7471	30th Sept 2017
Phase IV (4 Towers)	Tower C5,C6,C11, C12	21473	3282	118191	30th Sept 2017
Future Development	-	45397	-	-	-



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** Being developed and marketed as La-Marina (With premium Specification)

- We hereby clarify that the Project is being developed in phases and being applied for registration under RERA accordingly. The transfer of ownership of the units/flats , common areas and proportionate share of land in the Scheme shall be done in favour of the Allottee(s) /or Association of Allotees in compliance with the applicable laws.




Deponent
(Mr.Sunil Sharma)

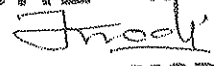
Verification

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 29th Day of July 2017.


Deponent
(Mr.Sunil Sharma)

SOLEMNLY AFFIRMED
BEFORE ME


J. K. MODI
NOTARY
GOVT. OF GUJ

29 JUL 2017

