



FORM 'B'

(See rule 3 (4))

S.R. No. 899 Dt. 12/06/2022
VARSHA B. SHAH
NOTARY
GOVT. OF INDIA

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 ARTLINE INFRACON LLP promoter /duly authorized by JANAK
PRAVINCHANDRA SHAH the promoter of SAPPHIRE RESIDENCY (OLD FALGUNI APARTMENT)
(Name of proposed project), vide its/his/her/their authorization dated _____.

I, JANAK PRAVINCHANDRA SHAH promoter/duly authorized by the promoter of SAPPHIRE
RESIDENCY (OLD FALGUNI APARTMENT) do hereby solemnly declare, undertake and state as under
that;

1. I/we have a legal title to the Redevelopment of SAPPHIRE RESIDENCY (OLD FALGUNI
APARTMENT) is proposed;

OR

ARTLINE INFRACON LLP have/has a legal title to Redevelopment of SAPPHIRE RESIDENCY
(OLD FALGUNI APARTMENT) 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 free from all encumbrances.

OR

details of encumbrances NA including details of any rights, title, interest or name of any
party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is 30.06.2025.

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.

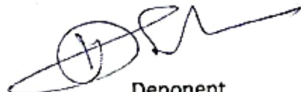
5. the amounts from the separate account, to cover the cost of the project, shall be withdrawn
in proportion to the percentage of completion of the project.



Phone No: 9899011111
Sold to/Issued to: Janak Pravinchandra Shah
For: Janak Pravinchandra Shah
Notary Seal: Varsha B. Shah, Ahmedabad City, Gujarat State, Regd. No. 22130, Expiry Dt. 12/06/2025
Stamp: 00003300/-
Date: 12/06/2022
Time: 14:44:43



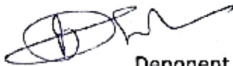
6. the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. I/we shall get the accounts audited within six months after the 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 utilised 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.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

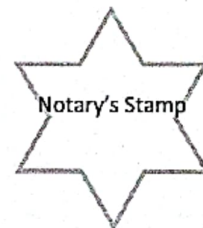

Deponent

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 _____ on this _____ day of _____


Deponent



SIGNED BEFORE ME


VARSHA B. SHAH
NOTARY
GOVT. OF INDIA

8 NOV 2022





Artline
INFRACON LLP

ઓથોરીટી લેટર

અમો નીચે સહી કરનાર આઈલાઇન ઇન્ફ્રાકોન એલ એલ પી, એ નામની ભાગીદારી પેઢીના ભાગીદારો

(૧) મોક્ષા જનકકુમાર શાહ

પુખ્ત વયના, ધર્મે : હિન્દુ, રહેવાસી : ૪૦૧, સુયશ-૨ ફતેહપુરા, પાલડી, અમદાવાદ-૬ નંબર-૧ ના પુખ્ત વયના, ધર્મે : હિન્દુ, રહેવાસી : ૪૦૧, સુયશ-૨ ફતેહપુરા, પાલડી, અમદાવાદ-૬ તે અમો આ ઓથોરીટી લેટર ની રૂઠંએ અમારા વિશ્વાસુ અને ભરોસેદાર ભાગીદાર તે જનક પ્રવીણચંદ્ર શાહ, પુખ્ત વાચના, ધર્મે: હિન્દુ, રહેવાસી : ૪૦૧, સુયશ-૨ ફતેહપુરા, પાલડી, અમદાવાદ-૬, ને નીચે મુજબની સત્તાઓ અને અધિકાર આપીએ છીએ.

રજિસ્ટ્રેશન ડિસ્ટ્રિક્ટ અમદાવાદ સબ- ડિસ્ટ્રિક્ટ અમદાવાદ-૪ (પાલડી) ના તાલુકા સાબરમતી, મોજે: પાલડી, ટી.પી-૨૧, એફ.પી- ૩૧૩, સબ પ્લોટ નંબર ૧૪ ની બિનખેતીની જમીન ઉપર “સેફાયર રેસિડેન્સી” (જૂના ફાલ્ગુની એપાર્ટમેન્ટ) ના નામની રહેણાક સ્કીમ આઈલાઇન ઇન્ફ્રાકોન એલ.એલ.પી, એ નામની ભાગીદારી પેઢીએ ડેવલપમેન્ટ એગ્રીમેન્ટ કરાર ના અન્વયે રી-ડેવલપમેન્ટ કરવાનું જમીન ના માલિકો સાથે નક્કી કરેલ છે. સદર ભાગીદારી પેઢીના અમો નીચે સહી કરનાર તેમજ જનક પ્રવીણચંદ્ર શાહ ભાગીદારો છીએ તે સિવાય અન્ય કોઈ ભાગીદારો છે નહીં તેમજ સદર “સેફાયર રેસિડેન્સી” (જૂના ફાલ્ગુની એપાર્ટમેન્ટ) સ્કીમ ના જુદા-જુદા યુનિટના બાનાખત, વેચાણ દસ્તાવેજ, સુધારાના દસ્તાવેજ, પુરવણી કરાર તથા પ્રોજેક્ટ નું રેરા (ગુજરાત રિયલ એસ્ટેટ રેગ્યુલેટરી ઓથોરીટી) કચેરીમાં રજીસ્ટ્રેશન કરવા માટે ભાગીદાર તે જનક પ્રવીણચંદ્ર શાહ પુખ્ત વાચના, ધર્મે: હિન્દુ, રહેવાસી : ૪૦૧, સુયશ-૨ ફતેહપુરા, પાલડી, અમદાવાદ-૬, ને આ ઓથોરીટી લેટર થી સત્તા અને અધિકાર આપીને અધિકૃત કરીએ છીએ.

તારીખ: ૨૭/૦૮/૨૦૨૨

સ્થળ:- અમદાવાદ

આઈલાઇન ઇન્ફ્રાકોન એલ.એલ.પી

મોક્ષા જનકકુમાર શાહ

ઓથોરાઇઝ સિગ્નેચરી

જનક પ્રવીણચંદ્ર શાહ

SERIAL No. 56332/2022

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
3 NOV 2022

NOTAN NAGRI SAHAKARI
BANK LTD
HARATAN NAGAR BRANCH
AHMEDABAD

FORM B-1



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19.11.2022

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GUJARAT

(Gujarat RERA Order - 23 dt. 23/05/2019)

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. **Janak P. Shah** promoter of **Artline Infracor Llp** the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27/09/2022

I **Janak p shah** promoter of **Artline Infracor Llp** 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 [1] Falguni Apartment Owners Association Members Flat no. (1) & (4) Artline Infracor Llp (2) & (3) Shambhbhai G Desai (5) Parag Y Shah (6) Bharatbhai B Kansara (7) Aditya D Vyas (8) Purnimaben V Parekh (9) Aartiben U Rawal. by way of registered Development agreement/, Registered on date 27/09/2022 at sub Registrar office ahmedabad-4 (paldi) to develop land bearing Survey No – FP No-313 TPS no-21 (Ambawadi) Village – paldi / Ta- sabarmati/ Dist – Ahmedabad

2. That [1] Falguni Apartment Owners Association Members Flat No. (1) & (4) Artline Infracor Llp (2) & (3) Shambhbhai G. Desai (5) Parag Y. Shah (6) Bharatbhai B. Kansara (7) Aditya D. Vyas (8) Purnimaben V. Parekh (9) Aartiben U Rawal. 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.

3. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

Deponent



Verification

As Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verify by me at on this ____ day of ____

Deponent

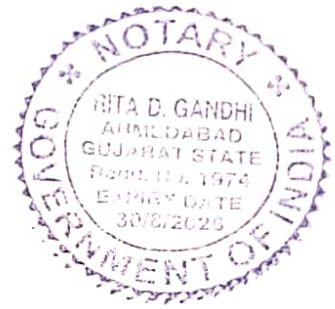
**SOLEMNLY AFFIRMED
BEFORE ME**

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
3 NOV 2022



Deponent

1. Artline Infracon LLP [Signature]
2. Shambhubhai G. Desai [Signature]
3. Shambhubhai G. Desai [Signature]
4. Artline Infracon LLP. [Signature]
5. Paragbhai Y. Sinah [Signature]
6. Bharatbhai B. Kansara [Signature]
7. Aaditya D. Vyas [Signature]
8. Purnimaben V. Parekh [Signature]
9. Aartiben U. Raval [Signature]



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 _____

Deponent

1. Artline Infracon LLP [Signature]
2. Shambhubhai G. Desai [Signature]
3. Shambhubhai G. Desai [Signature]
4. Artline Infracon LLP [Signature]
5. Paragbhai Y. Shah [Signature]
6. Bharatbhai B. Kansara [Signature]
- Aaditya D. Vyas [Signature]
- Purnimaben V. Parekh [Signature]
- Aartiben U. Raval [Signature]

ONLY EXECUTANT
SIGNED BEFORE ME

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
23 NOV 2022

