

AARYA

AARYA EDGE PROCON LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF PARTNERS ("BOARD") OF AARYA EDGE PROCON LLP ("LLP") HELD ON 12.06.2019, AT THE REGISTERED OFFICE OF THE LLP SITUATED AT 703-704, AARYA EPOCH, OPP. PASSPORT SEWA KENDRA-2, NR. MANAN AUTOMOBILES, VIJAY CROSS ROAD, NAVRANGPURA, AHMEDABAD – 380009.

"RESOLVED THAT the Board grants its approval towards purchase of all that piece and parcel of land bearing Final Plot No. 52 admeasuring about 1580 sq. mtrs. forming a part of Town Planning Scheme No. 3 (Bopal), allotted in lieu of land bearing Survey No. 333 paiki 2, 333 paiki 3, 333 paiki 8 & 333 paiki 9 of Village: Bopal Taluka: Dascroi and District: Ahmedabad alongwith the units/flats/row-houses developed thereupon (**"said Property"**) and further authorise the LLP to enter into and execute agreements, deeds and any other documents in relation to the same."

"RESOLVED FURTHER THAT Shri **Dilipbhai Gordhandas Patel**, Partner, of the LLP (hereinafter described as **"Authorised Signatory"**), be and are hereby authorized to purchase said Property on behalf of the LLP and to enter into and execute Agreement, Sale Deed, Agreement to Sell, Confirmation Deed and/or any other documents with respect to the purchase of the said Property"

"RESOLVED FURTHER THAT the Authorised Signatory is hereby authorized to sign and execute and do any and all such act(s)/deed(s)/matter(s)/thing(s) as may be necessary or desirable to give effect to this Resolution and to comply with all other requirements of the Limited Liability Partnership Act, 2008 in this regard."

Date: 12.06.2019
Place: Ahmedabad

Certified to be True
For AARYA EDGE PROCON LLP

DILIPBHAI GORDHANDAS PATEL
Designated Partner

AVANTIKA DILIP PATEL
Designated Partner

S. No. 5784 2019

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

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. **Dilip Gorshandas Patel** promoter /duly authorized by the promoter of M/S AARYA EDGE PROCON LLP (AARYA EDGE), vide his authorization dated 12/06/2019.

I **Dilip Gorshandas Patel** promoter/duly authorized by the promoter of M/S AARYA EDGE PROCON LLP (AARYA EDGE) do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of Aarya Edge is proposed;
2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 31/12/2022.
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. 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.

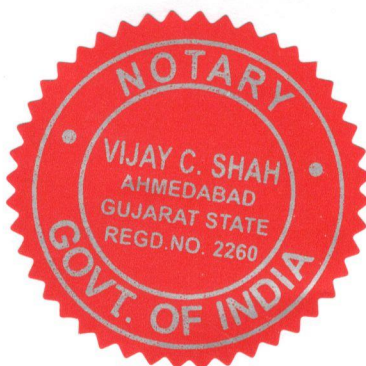
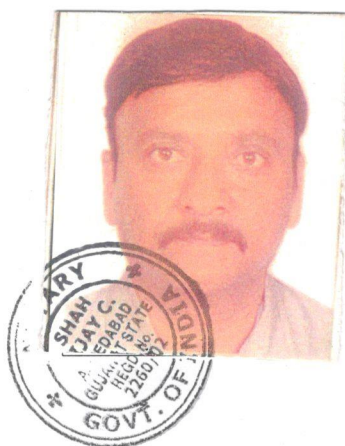

Deponent

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 Ahmedabad on this 17 JUN 2019 day of _____

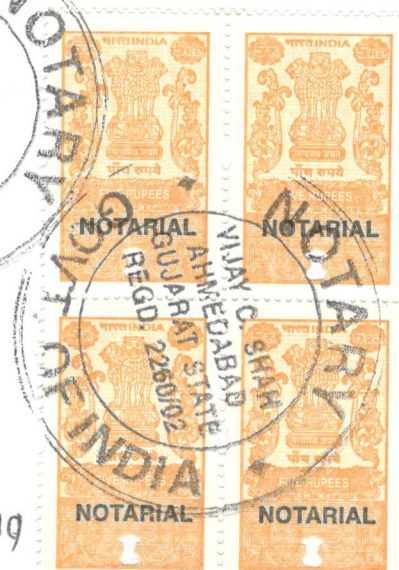

Deponent

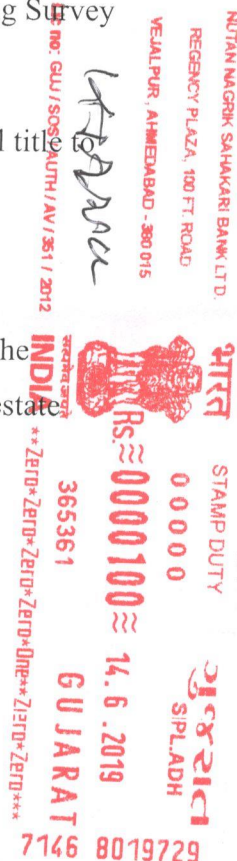


SOLEMNLY AFFIRMED
BEFORE ME

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

17 JUN 2019







3. That I/we will abide by all the conditions of the Development agreement and fulfill 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.

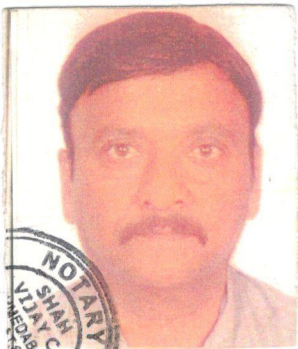
4. That, I will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

Returned

[Signature]
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verify by me at Ahmedabad on this 17 day of JUN 2019.

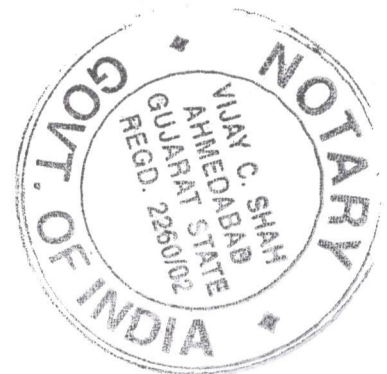
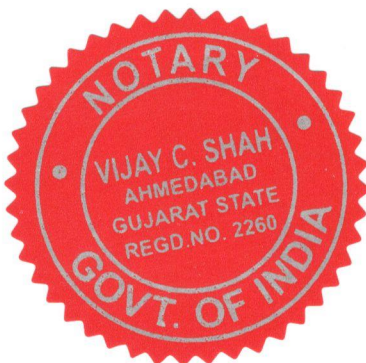


[Signature]
Deponent

SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

17 JUN 2019





S. No. 285/2019

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

17 JUN 2019

FORM B-2

[Gujarat RERA Order- 23 dt. 23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1) Mr. **Dilip Gorshandas Patel** promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/ their authorization dated 12/06/2019.

AND

2) Mr. **Pinakin Vinaylal Modi** owner/ less or of the project land/ duly authorized by the owner/ less or of the project land, vide its/his/their authorization dated 26/02/2019

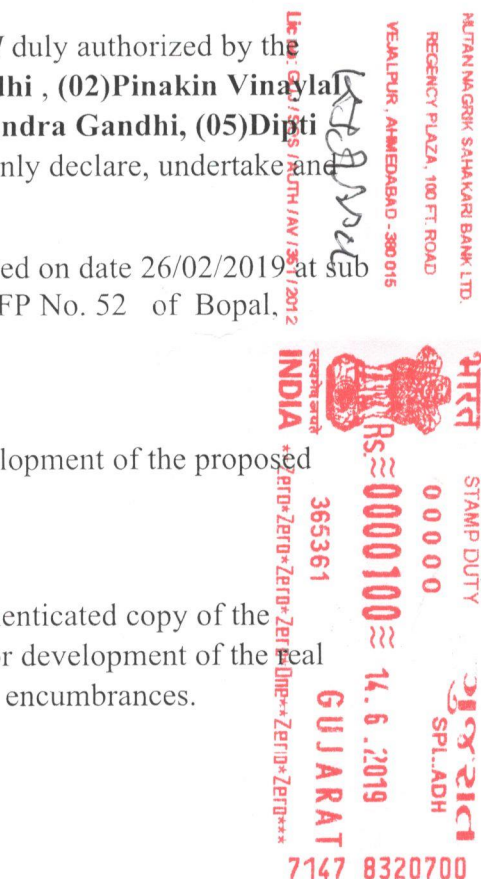
We, 1) **Dilip Gordhandas Patel** promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) (01) **Chandresh R. Gandhi**, (02) **Pinakin Vinaylal Modi**, (03) **Madhusudan Popatlal Kothari**, (04) **Bhunesh Ramchandra Gandhi**, (05) **Dipti Bhunesh Gandhi** owner/less or of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement registered on date 26/02/2019 at sub Registrar office Bopal to develop the land bearing Survey No.333 /FP No. 52 of Bopal, Ahmedabad Village/City (said land);

B. That **Aarya Edge** have 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 us (Aarya Edge Procon LLP) 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/ agreement 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.

Deponent (developers) 1) _____

[Signature]

Land Owners 1) _____

[Signature]

2) _____

[Signature]

3) _____

meekusashen P. Wani

4) _____

Bhunech Gendhi

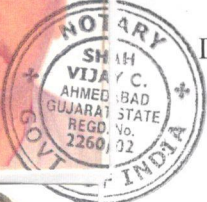
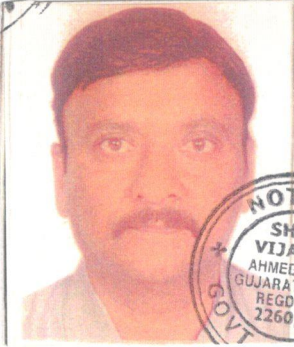
5) _____

Dipti Gendhi



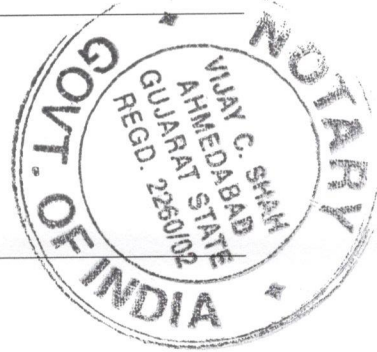
Verification

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 us at on this day of _____



Deponent (developers) 1) _____

[Signature]



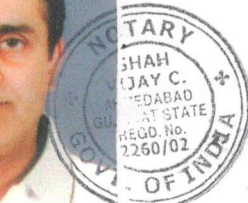
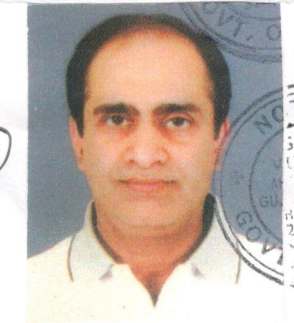
Land Owners

1) _____

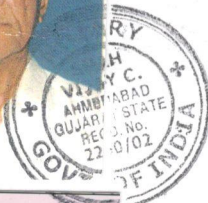
[Signature]

2) _____

[Signature]

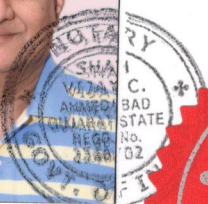
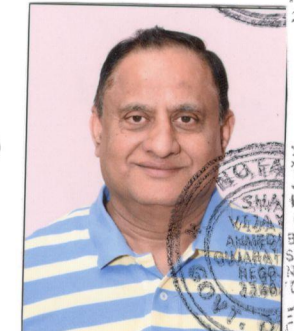


x3 Bhunesh Chaudhary P. W. S.



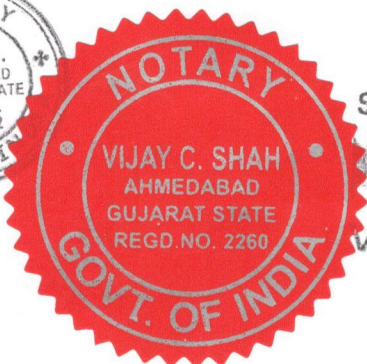
4) _____

Bhunesh Chaudhary



5) _____

Diphi Chaudhary



SOLEMNLY AFFIRMED
BEFORE ME

VIJAY C. SHAH
NOTARY
GOVT. OF INDIA

17 JUN 2019