

Serial No. 100/2020
revised
Notary

FORM 'B'

(See rule 3 (4))

18 FEB 2020

Affidavit cum Declaration



Affidavit cum Declaration of **Mr. Ashok Agarwal** duly authorized by the promoter **Swatisandhya Procon LLP** for Project **Swati Trinity**, with land as: all those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka VEJALPUR, in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 349, admeasuring about 1365 Sq. Mtrs., Survey no. 325 admeasuring about 3700 Sq. Mtrs. Survey no. 326/1 admeasuring about 2540 Sq. Mtrs. collectively admeasuring about 7605 Sq. Mtrs. or thereabouts and authorization dated 14/02/2020.

I, **Mr. Ashok Agarwal** duly authorized by the promoter **Swatisandhya Procon LLP** for Project **Swati Trinity** do hereby solemnly declare, undertake and state as under that;

1. Applewoods Estate Private Limited has a legal title to the land on which the development of Project **Swati Trinity** is proposed;

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 except mortgaged of the said land to Sandesh Ltd. by a registered mortgage deed No.1593 dated 07-02-2020 for a loan amount of INR 20.70 crores.
3. The time period within which the project shall be completed by me/us is 31st December, 2024.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



SWATI SANDHYA PROCON LLP

Ashok. 2

Authorized Signatory

Dependent

GUJARAT

0528 5226524

NUTAN NAGREK SAHAKARI BANK LTD.
REGENCY PLAZA, 100 FT ROAD
VEJALPUR, AHMEDABAD - 380 015
Stamp Duty: 00000
Stamp Duty: 00003000
Stamp Duty: 35361
Stamp Duty: 17.2020
Stamp Duty: 0528 5226524

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 AIBAD. on this 18th day of Feb. 2020

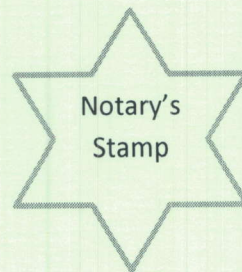


IDENTIFIED BY

SWATI SANDHYA PROCON LLP

Deponent

A. S. Sandhya
Authorised Signatory

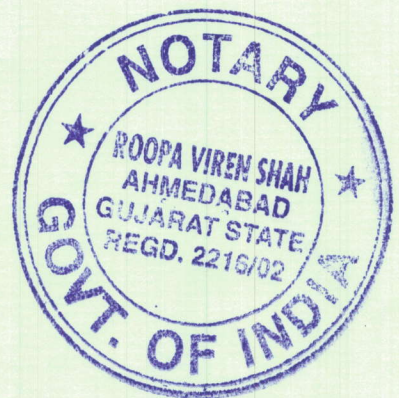
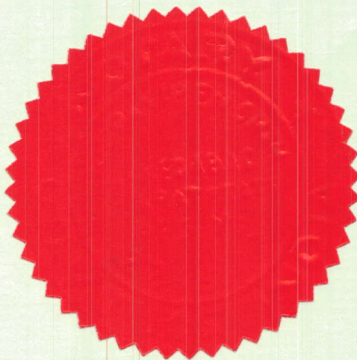


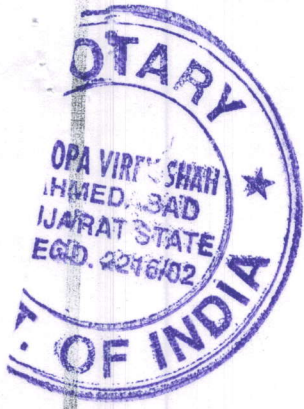
BEFORE ME

Roopa Viren Shah

ROOPA VIREN SHAH
NOTARY

1 8 FEB 2020





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1325/15035/23403

To,
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
71,
Saket-2
Opp YMCA Club Makarba
Sarkhej
Sarkhej Daskroi Ahmedabad
Gujarat 382210
9909038899

Ref: 459 / 18T / 52900 / 52970 / P


SB400964898FH



તમારો આધાર નંબર / Your Aadhaar No. :
7157 7582 6752
મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
જન્મ તારીખ / DOB : 01/01/1965
પુરુષ / Male



7157 7582 6752
મારો આધાર, મારી ઓળખ

Ashok. R. A.
Ashok. R. A.

CHETAN SHAH
NOTARY
GOVT. OF INDIA

KANKARIA MAINNAGAR NAGRIK
SAHAKARI BANK LTD
ANANDNAGAR ROAD
VEJALPUR, AHMEDABAD-380 031



69849
109514

SPL ADH ગુજરાત
MAR 17 2020

15:05

16000300/157215

STAMP DUTY GUJARAT

Affidavit cum Declaration of Mr. Ashok Agarwal duly authorized by the promoter **Swatisandhya Procon** LLP for Project **Swati Trinity**, with land as: all those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka VEJALPUR, in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 349, admeasuring about 1365 Sq. Mtrs., Survey no. 325 admeasuring about 3700 Sq. Mtrs. Survey no. 326/1 admeasuring about 2540 Sq. Mtrs. collectively admeasuring about 7605 Sq. Mtrs. or thereabouts and authorization dated 14/02/2020. I, Mr. Ashok Agarwal duly authorized by the promoter **Swatisandhya Procon** LLP for Project **Swati Trinity** do hereby solemnly declare, undertake and state as under that;

1. We have entered into a Co Development agreement with Applewoods Estate Private Limited by way of registered Development agreement, Registered on date **07/02/2020** at sub Registrar office numbered **1591** to develop the land bearing all those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka VEJALPUR, in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 349, admeasuring about 1365 Sq. Mtrs., Survey no. 325 admeasuring about 3700 Sq. Mtrs. Survey no. 326/1 admeasuring about 2540 Sq. Mtrs. collectively admeasuring about 7605 Sq. Mtrs. or thereabouts (said land);
 2. That **Applewoods Estate Private Limited** 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 us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances except mortgaged of the said land to Sandesh Ltd. by a registered mortgage deed No.1593 dated 07-02-2020 for a loan amount of INR 20.70 crores.
3. That 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.
 4. That, we will be liable for fulfilment of our obligations under the Act towards the allottees of the units/apartments.



For, **SWATISANDHYA PROCON LLP**

Ashok.2.A
Deponent **PARTNER**

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 MAR 2020 day of _____

For, **SWATISANDHYA PROCON LLP**

Ashok.2.A
Deponent
SOLEMNLY AFFIRMED BEFORE ME
Chetan Shah
CHETAN SHAH
NOTARY
GOVT. OF INDIA
17 MAR 2020





भारत सरकार



आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1325/15035/23403

To,
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
71,
Saket-2
Opp YMCA Club Makarba
Sarkhej
Sarkhej Daskroi Ahmedabad
Gujarat 382210
9909038899

Ref: 459 / 18T / 52900 / 52970 / P



SB400964898FH



તમારો આધાર નંબર / Your Aadhaar No. :

7157 7582 6752

મારો આધાર, મારી ઓળખ



ભારત સરકાર

Government of India

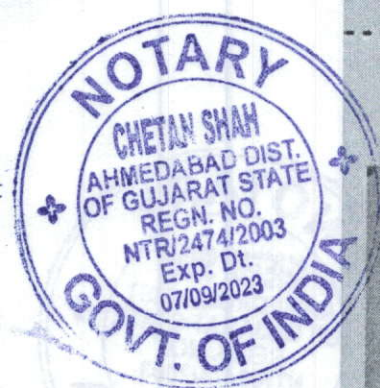
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal

જન્મ તારીખ / DOB : 01/01/1965
પુરુષ / Male



7157 7582 6752

મારો આધાર, મારી ઓળખ



નિર્દેશ

- આધાર ઓળખનું પ્રમાણ છે, નાગરિકતાનું નહિ .
- ઓળખનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

18T / 52900

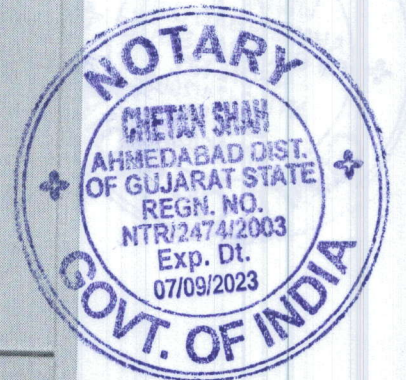


સરનામું: 71, સાકેત-2, વાઇએમસીએ ક્લબ
સામે, મકરબા, સરખેજ, અમદાવાદ, સરખેજ,
ગુજરાત, 382210

ભારતીય વિશિષ્ટ ઓળખાણ અધિકારણ
Unique Identification Authority of India

Address: 71, Saket-2, Opp YMCA Club,
Makarba, Sarkhej, Ahmedabad, Sarkhej,
Gujarat, 382210

7157 7582 6752



SR. NO. 438 /2020

Chetan Shah

B-2

CHETAN SHAH
NOTARY
GOVT. OF INDIA
17 MAR 2020

KANKARIA MANINAGAR NAGRIK
SAHAKARI BANK LTD
ANANDNAGAR ROAD
VEJALPUR, AHMEDABAD - 380 051

Affidavit cum Declaration



69851

SPL ADH ગુજરાત

164518

MAR 17 2020

ZERO ZERO ZERO ZERO THREE ZERO ZERO

15:05

R.0000300/-PB7215

STAMP DUTY GUJARAT

Joint Affidavit cum Declaration of,

1. **Mr. Ashok Agarwal** duly authorized by the promoter **Swatisandhya Procon LLP** for Project **Swati Trinity**, with land as: all those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka VEJALPUR, in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 349, admeasuring about 1365 Sq. Mtrs., Survey no. 325 admeasuring about 3700 Sq. Mtrs. Survey no. 326/1 admeasuring about 2540 Sq. Mtrs. collectively admeasuring about 7605 Sq. Mtrs. or thereabouts and authorization dated 14/02/2020.

AND

2. **Ms. Supal Chetanbhai Shah**, Authorised person on behalf of **Applewoods Estate Private Limited**, owner of the project land,

We,

1. **Mr. Ashok Agarwal** duly authorised by promoter **Swatisandhya Procon LLP** which is promoter of the proposed project, AND
2. **Ms. Supal Chetanbhai Shah**, Authorised person on behalf of **Applewoods Estate Private Limited**, owner of the project land, do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement Registered on date **07/02/2020** at sub Registrar office numbered **1591** to develop the land bearing all those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka VEJALPUR, in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 349, admeasuring about 1365 Sq. Mtrs., Survey no. 325 admeasuring about 3700 Sq. Mtrs. Survey no. 326/1 admeasuring about 2540 Sq. Mtrs. collectively admeasuring about 7605 Sq. Mtrs. or thereabouts (said land);
- B. That **Applewoods Estate Private Limited** 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 us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances except mortgaged of the said land to Sandesh Ltd. by a registered mortgage deed No.1593 dated 07-02-2020 for a loan amount of INR 20.70 crores.

- C. That, we will abide by all the conditions of the Development agreement and fulfil 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.



For, **SWATISANDHYA PROCON LLP**

Deponent 1) *Ashok Agarwal*

PARTNER

Applewoods Estate Pvt. Ltd.

Deponent 2) *Supal Shah*

Authorized Signatory

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 Ahmedabad on this 17 MAR 2020 day of 2020

For, **SWATISANDHYA PROCON LLP**

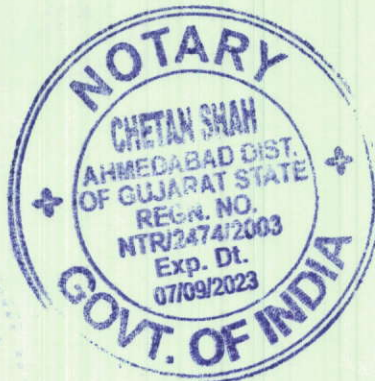
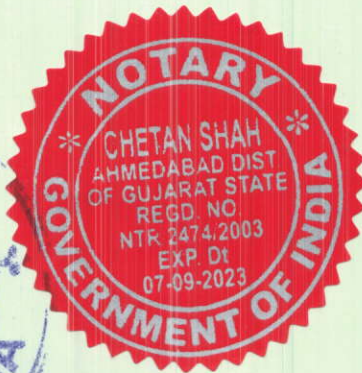
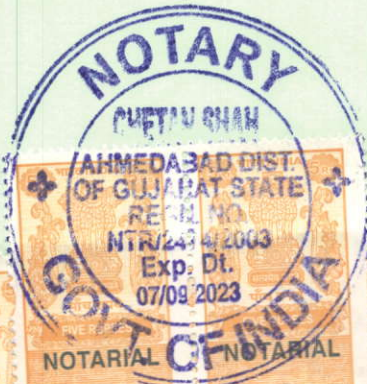
Deponent 1) ASADK. Z. A

PARTNER

Applewoods Estate Pvt. Ltd.

Deponent 2) Supal Shah

Authorized Signatory



SOLEMNLY AFFIRMED
BEFORE ME

Chetan Shah
CHETAN SHAH
NOTARY
GOVT OF INDIA

17 MAR 2020



भारत सरकार



आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1325/15035/23403

To,
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
71,
Saket-2
Opp YMCA Club Makarba
Sarkhej
Sarkhej Daskroi Ahmedabad
Gujarat 382210
9909038899

Ref: 459 / 18T / 52900 / 52970 / P



SB400964898FH



તમારો આધાર નંબર / Your Aadhaar No. :

7157 7582 6752

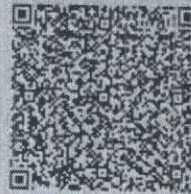
મારો આધાર, મારી ઓળખ



ભારત સરકાર

Government of India

અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
જન્મ તારીખ / DOB : 01/01/1965
પુરુષ / Male



7157 7582 6752

મારો આધાર, મારી ઓળખ

निर्देश

- આધાર ઓળખનું પ્રમાણ છે, નાગરિકતાનું નહિ .
- ઓળખનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો .

INFORMATION

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18T / 52900

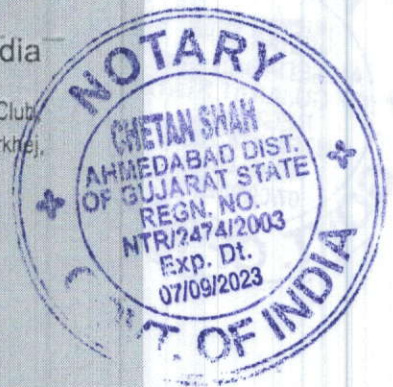
- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
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ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 71., સકેટ-2, વાઈએમસીએ ક્લબ સામે, મકરબા, સરખેજ, અમદાવાદ, સરખેજ, ગુજરાત, 382210

Address: 71., Saket-2, Opp YMCA Club, Makarba, Sarkhej, Ahmedabad, Sarkhej, Gujarat, 382210



7157 7582 6752



help@uidai.gov.in



www.uidai.gov.in

Date: 30-04-2020

To,
Legal Team,
Gujarat Real Estate Regulatory Authority,
Gandinagar, Gujarat.

Subject: Declaration for legal query raise for project registration

Ref: PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD TPO/200303/008969

Dear Sir/Mam,

With reference to the above mentioned application for project registration application of “Swati Trinity”, we have received an email dated 28th April 2020 with the following query:

Form-B1 & B2 photograph missing kindly affix photograph of promoter and developer.

While providing the notarized stamped affidavit the exact format as provided in Order 23 was followed. Hence, the photograph to be affixed was missed. However, in the interest of complying with the requirement of the authority, we undertake to affix the required photographs.

Due to the current lockdown under COVID-19, it is not possible to get the affidavits redone and submitted to Authority. The query raised is a minor deviation and does not affect the validity or veracity of the document. We also undertake to add the photograph to the affidavit and resubmit the documents to GuJRERA Authority once the lockdown is over.

Request you to consider the letter as confirmation of our commitment to comply with the requirements and process the registration of our project.

Regards,

For, ~~SWATISANDHYA~~ PROCON LLP

ASUAC-2-AP
PARTNER

NEEPA SHAH
NOTARY
GOVT. OF INDIA

Affidavit cum Declaration

11 MAR 2020

Affidavit cum declaration of Mr. Ashok Agrawal for the project **Swati**

Trinity situated at Plot 349,325,326/1, Applewood Township, Near Shantipura cross road, Ahmedabad, Gujarat-380058

I Mr. Ashok Agrawal authorised signatory of proposed project, do hereby, solemnly declare, undertake and state as under:

I/We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The Provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR-2017.

I/We further undertake that I/We will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat RERA thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

KANKARIA HANIMAGAR MAGRIK
SAHAKARI BANK LTD
ANANDNAGAR ROAD
VEJALPUR, AHMEDABAD - 380 051
GU/SOS/JUTH/AR/356/2018



69748 SPL ADH 116510
MAR 11 2020
R.0000300/-PB7215
16:26

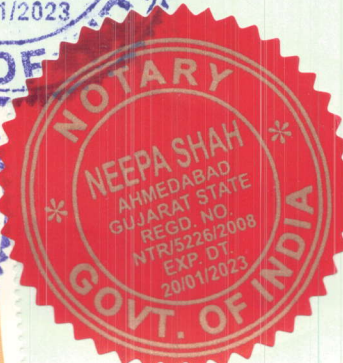
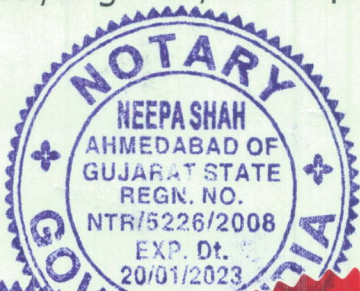
Deponent

IDENTIFIED BY ME

ADVOCATE

SOLEMNLY AFFIRMED
BEFORE ME

NEEPA SHAH
NOTARY
GOVT. OF INDIA
11 MAR 2020





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1325/15035/23403

To,
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71,
Saket-2
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Sarkhej Daskroi Ahmedabad
Gujarat 382210
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Ref: 459 / 18T / 52900 / 52970 / P



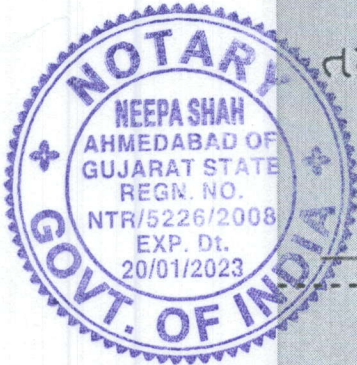
SB400964898FH



તમારો આધાર નંબર / Your Aadhaar No. :

7157 7582 6752

મારો આધાર, મારી ઓળખ

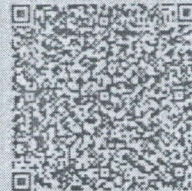


ભારત સરકાર

Government of India

અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal

જન્મ તારીખ / DOB : 01/01/1965
પુરુષ / Male



7157 7582 6752

મારો આધાર, મારી ઓળખ

Ashok R.A.P

True Copy of Resolution passed by all the partners as on 14/02/2019.

The partners of **Swatisandhya Procon LLP**- hereby solemnly affirm and declare that Mr. Ashok Radheshyam Agrawal is authorized to act and appear on behalf of the Firm/Company and to produce accounts, documents etc. and to receive any document in relation to The Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on us.

Full Name: Ashok Radheshyam Agrawal

Signature:

Ashok R. A.

Partner/Director

Full Name: Saketkumar Agrawal Ashokkumar

Signature:

Saket Agrawal

Partner/Director

Full Name: Mahesh Dulichand Agrawal

Signature:

Mahesh

Partner/Director

Full Name: Siddhant Mahesh Agrawal

Signature:

Siddhant

Partner/Director

Acceptance as an authorized signatory

I Mr. Ashok Radheshyam Agrawal hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place: Ahmedabad

Date: 14-02-2020



SWATI SANDHYA PROCON LLP

Ashok R. A.

Authorised Signatory