

Serial No. 593 2019
S.C. RAVAL
NOTARY
GOVT. OF GUJARAT

SARDAR VALLABHBHAI SAHAKARI
BANK LTD
ISANPUR BRANCH
AHMEDABAD - 382443
GUJ/SOS/AUTH/AV/357/2012

भारत 69738 "AGMT" गुजरात
136358 DEC 26 2019
2019 2019 2019 2019 11:34 15:34
R.0000300/- PB7213
INDIA STAMP DUTY GUJARAT

FORM 'B'
[See rule 3(4)1]

26 DEC 2019

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Jigar H Soni promoter of the proposed project and duly authorized Signatory and partner of Aspee Group the proposed project, Sudev Flora (Sudev Flora, Near AIM International School, Near Om shantinagar, Narol, Aslali Highway, Narol, Ahmedabad - 382440), vide his authorization.

I, Jigar H Soni duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter has a legal title to the land on which the development of the project 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. We hereby state that the said land having below encumbrance.

Sr.No	Type of Encumbrance	Party	Remarks
1	OSL - Term - EMI	City Union Bank	With Amount of Rs.3,00,00,000/- & Section Letter Attached Here With.

3. That the time period within which the project shall be completed by me/promoter is 31st Dec, 2020.
4. That seventy per cent of the amounts realised by me/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 shall be withdrawn in proportion to the percentage of completion of the project.



6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. That I/promoter 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. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For, ASPEE GROUP
J.H. Soni
PARTNER

Mr. Jigar H Soni

Deponent
For, ASPEE GROUP
J.H. Soni
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 _____ on this _____ day of _____



IDENTIFIED BY ME
R. I. THAKKAR
ADVOCATE

BEFORE ME
S.C. RAVAL
NOTARY
GOVT. OF GUJARAT
26 DEC 2019

Deponent
For, ASPEE GROUP
J.H. Soni
PARTNER