

NUJIAN NAGRIK SAHAKARI

BANK LTD.

MANINAGAR BRANCH,
AHMEDABAD - 380009सत्यमेव जयते
INDIA

00000

SPECIAL ADHESIVE

Rs. ≈ 0000300 ≈ 12.6.2020

365409

GUJARAT

GUJ / SOS / AUTH / AV / 254 / 2009

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8874 0130779

FORM 'B'

[See rule 3(4)1]

Affidavit cum Declaration

12 JUN 2020

S.R. No. A-209/2020

Dipti W. Parmar

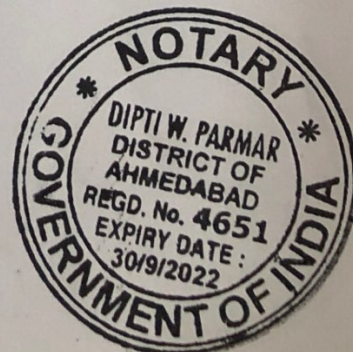
DIPTI W. PARMAR
NOTARY
GOVT. OF INDIA

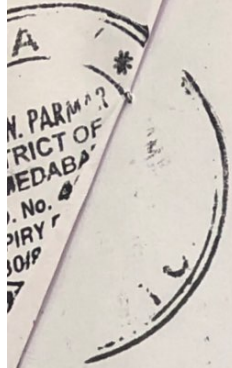
Affidavit cum Declaration of Mr. **KUNTAL RAMESHCHANDRA SHAH** promoter of the proposed project and duly authorized Signatory and partner of **SHARANAM INFRASTRUCTURE** the proposed project, **Sharanam Elegance** (Sharanam Elegance, 52/Jagabhai Park, Nr. L G Hospital, Maninagar, Ahmedabad - 380008), vide his authorization dated **11 MARCH 2020**.

C.S.No. 2493, S.P.No. 52 of Final Plot no. 73/7, TPS No. 4(Manipur Final), village Rajpur Hirpur, taluka Maninagar, District Ahmedabad, PIN 380008 admeasuring 611.19 sq.mts. area being developed by SHARANAM INFRASTRUCTURE.

I, **KUNTAL RAMESHCHANDRA SHAH** 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 **Sharanam Elegance**.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **30 September 2022**.
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 shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Deponent

Kuntal R. Shah

Mr. KUNTAL RAMESHCHANDRA SHAH

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 _____

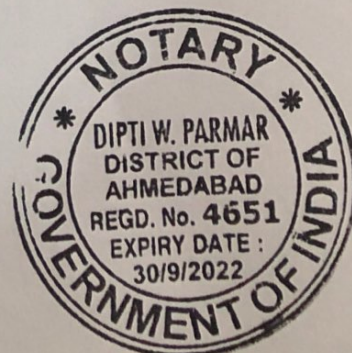
Deponent

Kuntal R. Shah

SOLEMNLY AFFIRMED
ON OATH BEFORE ME

Dipti W. Parmar
DIPTI W. PARMAR
NOTARY
GOVT. OF INDIA

12 JUN 2020



2603
21/10/19

Sharanam Infrastructure

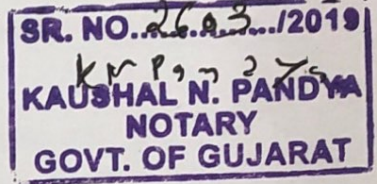
402, Divya Residency, Near Parimal Garden,
Ellisbridge, Ahmedabad 380 006

- 1 OCT 2019

Date:-23-09-2019

AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN



That M/s SHARANAM INFRASTRUCTURE, a Partnership firm, consisting of (1) Shri Kewal Vinod Bansal (2) Shri Kuntal Rameshchandra Shah (3) Shri Ketur Rameshchandra Shah (4) Shri Kalpeshkumar Hasvantray Desai (5) Shri Dharmendrakumar Hasvantray Desai and (6) Shri Karan Dharmendra Desai, as the Partners, is desirous to development of commercial scheme on the 999 years Leasehold Non-Agricultural land bearing City Survey No. 2493 admeasuring about 613.11.80 sq.mtrs [given in lieu of Sub Plot No 52 of Final Plot No. 73 paiki admeasuring about Acre0-6Gs-111 sq.yards (Land of Final Plot No 73/52 paiki of T.P.Scheme No 4 as per computerized 7-12 form)] of Town Planning Scheme No. 4 situate, lying and being at Moje Rajpur-Hirpur, Taluka Maninagar, in the Registration District of Ahmedabad and Sub District of Ahmedabad-07 (Odhav) (hereinafter referred to as said "Land")

Hence SHARANAM INFRASTRUCTURE, a Partnership firm, through its abovementioned Partners, hereby authorizes and appoints Shri Kuntal Rameshchandra Shah as their authorized partner to act for us and in our name and do all necessary acts, deeds and things in connection with the "said Land" that is to say: -

To deal with and correspond with the Ahmedabad Municipal Corporation, Ahmedabad Urban Development Authority, Real Estate Regulatory Authority, and all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said Land and the general development thereof and in particular the following viz.:

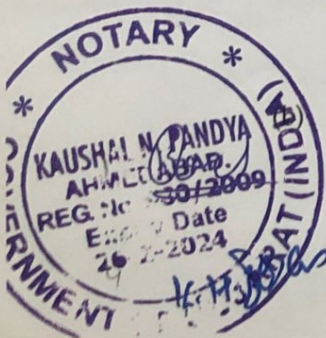
- (a) to apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions,
- to apply for and obtain commencement certificate and/or occupation

2 Jaunatar. R. Shah

5 KHL

3 [Signature]
6 [Signature]

Page 1 of 3



Sharanam Infrastructure

certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction on the said Land in all aspects.

- (c) To obtain permission of the concerned authorities to change the user of the said Land to Non-Agricultural use for commercial/ residential/ multipurpose purpose.
- (d) To appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said Land;
- (e) To register the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act") and the rules framed there under and to appear and represent us before the Real Estate Regulatory Authority;
- (f) To promote & market the Project being constructed on the said Land in the Sharnam Infrastrcture's name,
- (g) generally to do all other acts and matters in connection with or relating to or touching the development, construction, completion of the building/s on the said Land
- (h) To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.
- (i) To deal with and correspond with the authorities like Torrent Power etc. and/or officers for obtaining electric connections, electric power to the Premises namely showrooms/offices/parking etc. for and/or in respect of or relating to the Building to be constructed on the said Land and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.
- (j) To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.
- (k) and in general to do all other acts and deeds for the purpose of completing the development on the said land on behalf of said Partnership firm, M/s



1. Basu

2. Jankar, H. S. K. A. S.

3. [Signature]

4. K. H. Joshi

5. [Signature]

6. [Signature]

Sharanam Infrastructure

402, Divya Residency, Near Parimal Garden,
Ellisbridge, Ahmedabad 380 006

SHARANAM INFRASTRUCTURE.

M/S SHARANAM INFRASTRUCTURE, a Partnership firm,

Through its Partners,

(1) [Signature]
Shri Kewal Vinod Bansal

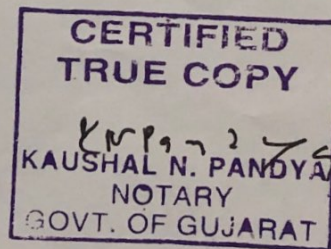
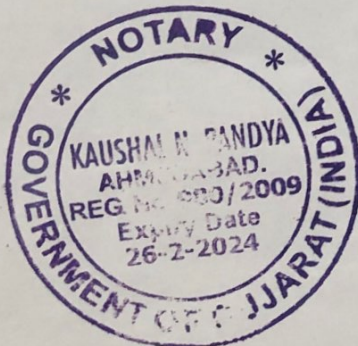
(2) [Signature] R. Shah
Shri Kuntal Rameshchandra Shah

(3) [Signature]
Shri Ketur Rameshchandra Shah

(4) [Signature]
Shri Kalpeshkumar Hasvantray Desai

(5) [Signature]
Shri Dharmendrakumar Hasvantray Desai

(6) [Signature]
Shri Karan Dharmendra Desai



1 OCT 2019

