

SERIAL No. 332
BOOK No. 1
PAGE No. 37
RECEIPT No. L
DATE 22 JAN 2021

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 Rajeshkumar Manubhai soni promoter /duly authorized by the promoter of M/S Shrinathji Buildcon (Sulabh Exotica ,FP 148/3/3 ,Sub plot 12 , TPS 4(Manipur) ,Plot Area 673 ,Moje – Rajpur- Hirpur ,Tal – Maninagar,Dist- Ahmedabad), vide his authorization dated 20/12/2019

I Rajeshkumar Manubhai soni promoter/duly authorized by the promoter of M/S S Shrinathji Buildcon (Sulabh Exotica ,FP 148/3/3 ,Sub plot 12 , TPS 4(Manipur) ,Plot Area 673 ,Moje – Rajpur- Hirpur ,Tal – Maninagar,Dist- Ahmedabad) 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 Sulabh Exotica is proposed;

And

Legally Valid Authentication of title of Such Land along with authenticated copy of the agreement between such owner and promoter for development of the realstate project is enclosed herewith.

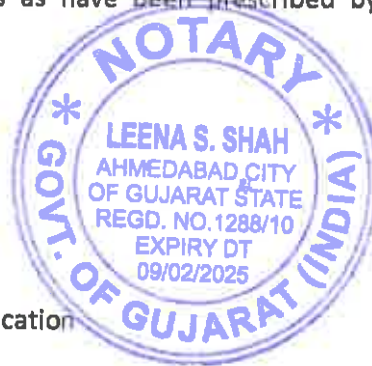
2. the said land is free from all encumbrances.
3. the time period within which the project shall be completed by me/us is 31/12/2024.
4. seventy per cent of the amounts realised by me/us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

✓ Ramesh





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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



[Signature]

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 22/ Jan / 2021

SIGNED
BEFORE ME
22 JAN 2021

LEENA S. SHAH
NOTARY
GOVT. OF GUJARAT

[Signature]

Deponent





ભારત સરકાર
Unique Identification Authority of India

ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 0000/00403/85151

To
રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
S/O: Soni Manubhai
4-5 Prabhav Bunglow
Near Prematirth Jodhpur Gam Road
Ahmedabad City
Manekbag
Ahmedabad City Ahmedabad
Gujarat 380015
9327008880
MD712014575FH

25/06/2014
71201457



તમારો આધાર નંબર / Your Aadhaar No.:

3154 1705 7258

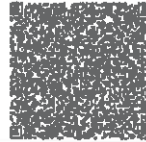
મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
જન્મ તારીખ / DOB : 30/05/1977
પુરુષ / Male



3154 1705 7258

મારો આધાર, મારી ઓળખ

Signature

SERIAL No. 336
BOOK No. 37
PAGE No. 2-88
RECEIPT No. 22 JAN 2021
DATE 22 JAN 2021



FORM B-1 [GujaratRERA]

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 Rajeshkumar Manubhai soni promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/12/2019

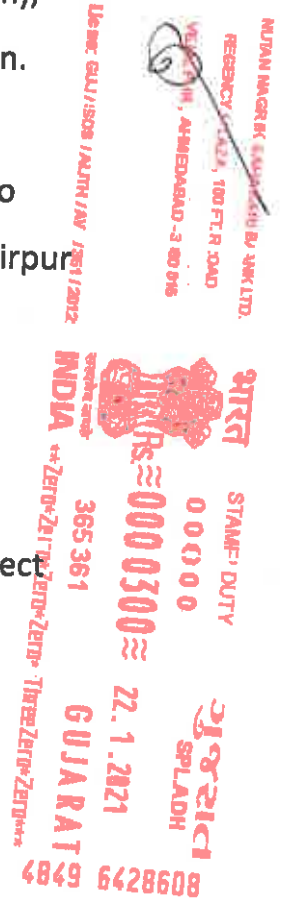
I, Rajeshkumar Manubhai soni promoter of the proposed project(Sulabh Exotica) /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with bharatbhai M Bhatt (chairman), Ravindra S Pathak (secretary) of The Sulabh Apartment Owners Association. [Name of the project land owner(s)/lessor(s)] by way of re- Development agreement registered on date 22/12/2020 at sub Registrar office Odhav to develop the land bearing City Fp 148/3/3 Annd Sub plot No 12 of Rajpur- Hirpur /Ahmedabad . Village/City (said land);

2. That Sulabh Exotica / bharatbhai M Bhatt (chairman), Ravindra S Pathak (secretary) of The Sulabh Apartment Owners Association [Name of the project land owner(s)/lessor(s)] have/has a legal title to the land on which the development of the proposed project is to be carried out.

22 JAN 2021

[Signature]



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.

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



Verification

[Signature]
Deponent

The contents of my above Affidavit cum Declaration are true and correct and nothing

material has been concealed by me therefrom. Verify by me at Ahmedabad on this 22/1/21 day of



[Signature]
Deponent
SIGNED BEFORE ME
[Signature]
LEENA S. SHAH
NOTARY
GOVT. OF GUJARAT
22 JAN 2021





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Unique Identification Authority of India

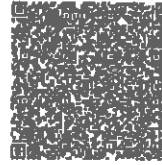
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 0000/00403/85151

To
રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
S/O: Soni Manubhai
4-5 Prabhav Bungalow
Near Prernaarth Jodhpur Gam Road
Ahmadabad City
Manekbag
Ahmadabad City, Ahmadabad
Gujarat 380015
9327008880

25/08/2014
71201457

MD712014575FH



તમારો આધાર નંબર / Your Aadhaar No. :

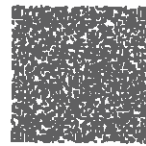
3154 1705 7258

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India

રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
જન્મ તારીખ / DOB : 30/05/1977
પુરુષ / Male



3154 1705 7258

મારો આધાર, મારી ઓળખ

[Signature]

148/3/3 Annd Sub plot No 12 Rajpur- Hirpur /Ahmedabad . Village/City (said land);

B. That . bharatbhai M Bhatt (chairman), Ravindra S Pathak (secretary) of The Sulabh Apartment Owners Association [Name of the project land owner(s)/lessor(s)]have/has a legal title to the land on which the development of the proposed project is to be carried out.

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.



Deponent 1)

[Signature]



2)

[Signature]



3)

[Signature]

SIGN BEFORE ME

[Signature]
Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

22 JAN 2021

[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)

[Signature]

2)

[Signature]

3)

[Signature]



SIGN BEFORE ME

[Signature]
Manisha R. Patel
NOTARY
GOVT. OF GUJARAT

22 JAN 2021



ભારત સરકાર

ભારત સરકાર

Unique Identification Authority of India

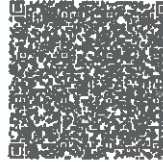
Government of India

નોંધણીની ઓળખ / Enrollment No.: 0000/00403/85151

To
રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
S/O: Soni Manubhai
4-5 Prabhav Bunglow
Near Premabir Jodhpur Gam Road
Ahmadabad City
Manekbag
Ahmadabad City Ahmedabad
Gujarat 380015
9327008880

25/08/2014
71201457

MD712014575FH



તમારો આધાર નંબર / Your Aadhaar No.:

3154 1705 7258

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



રાજેશકુમાર મનુભાઈ સોની
Rajeshkumar Manubhai Soni
જન્મ તારીખ / DOB : 30/05/1977
પુરુષ / Male



3154 1705 7258

મારો આધાર, મારી ઓળખ

Rajeshkumar



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની સંખ્યા / Enrollment No.: 1207792361/01371

To
ભટ્ટ ભરતભાઈ મુલશંકર
Bhatt Bharatbhai Mulshankar
S/O Bhatt Mulshankar Lashankar
12, 2nd floor subbh appl B/H, Swaminarayan tower
Ahmedabad City
Maninagar Ahmedabad
Gujarat 380008

26/05/2012



UHQ26017543IN



તમારો આધાર નંબર / Your Aadhaar No.

7209 2538 0769

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
GOVERNMENT OF INDIA



ભટ્ટ ભરતભાઈ મુલશંકર
Bhatt Bharatbhai Mulshankar
જન્મનું વર્ષ / Year of Birth : 1952
પુરુષ / Male



7209 2538 0769

આધાર - સામાન્ય માણસનો અધિકાર



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भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1111/60048/01308

Ravindra Pathak (रविन्द्र पाठक)

सूचना:

Date: 12/11/2014

S/O Shivrath Pathak, NO.2, SULABH FLATS,
SWAMINARAYAN TOWER, NEAR SWAMINARAYAN
TOWER, MANINAGAR, Ahmadabad City,
Ahmadabad,
Gujarat - 380008

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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2300 1047

help@uidai.gov.in

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Relata

Digitally signed by
Date: 20-11-14



- भारत देश भर में मान्य है।
- पास के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज करें। इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी।

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



रविन्द्र पाठक
Ravindra Pathak
जन्म तिथि/DOB: 17/06/1943
पुरुष / MALE



पता:
S/O शिवनाथ पाठक, नो.2,
सुलभ फ्लैट्स,
स्वामीनारायण टॉवर, नार
स्वामीनारायण टॉवर,
मनिनगर, अहमदाबाद सिटी,
अहमदाबाद,
गुजरात - 380008

Address:
S/O Shivrath Pathak, NO.2,
SULABH FLATS,
SWAMINARAYAN TOWER, NEAR
SWAMINARAYAN TOWER,
MANINAGAR, Ahmadabad City,
Ahmadabad,
Gujarat - 380008

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6699 2915 6435

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Relata



AUTHORIZATION LETTER

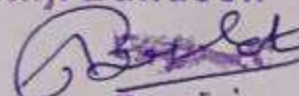
This is to Notify to whom so ever it may concern that we partners of M/s SHRINATHJI BUILDCON, A partnership firm having its office 149 ISCON EMPERIO NERA STAR BAJARSATELLITE JODHPUR 380015 and its PAN: AEEFS7949J do hereby with this letter Authorize RAJESHKUMAR MANUBHAI SONI, partner of SHRINATHJI BUILDCON to sign, represent, Act as an Authorized Signatory in RERA and RERA Related matters.

We also Give Authority to him to as Project Head in the said project "SULABH EXOTICA" situated at B/h Swaminarayan Clock Tower Panchwati Society Maninagar Ahmedabad admeasuring 673,village Rajpr-Hirpur taluka Maninagar District Ahmedabad PIN 380021 having Project Address as SULABH EXOTICA" situated at B/h Swaminarayan Clock Tower Panchwati Society Maninagar Ahmedabad 380021

Partners other than RAJESHKUMAR MANUBHAI SONI

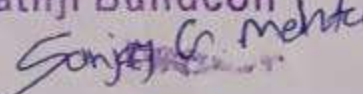
For, Shrinathji Buildcon

1. BAROT AMITKUMAR JAYANTILAL


Partner

For, Shrinathji Buildcon

2. MEHTA SANJAY GHANSHYAMBHAI


Partner