

300 + 21221

SERIAL No. 141887/2020

RITA D. GANDHI
NOTARY
GOVT. OF INDIA

20 JUN 2020

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. MEHUL T. PATEL**, Partner of **SUN REALTY** being the promoter of **SUN GRAVITAS** vide Block/Survey No, 436/2, 436/3, 436/4, 436/5, 436/8, 436/10 & 436/11, F.P. No. 274, T.P. No.3 (Vejalpur), Moje : Vejalpur, Ta : Vejalpur, Dist : Ahmedabad with area of plot : 5311 Sq.Mt. and authorised dated **30/04/2019**.

I, **Mr. MEHUL T. PATEL**, Partner of **SUN REALTY** promoter of **SUN GRAVITAS** do hereby solemnly declare, undertake and state as under that;

1. That the promoter **SUN REALTY** has a legal title to the land on which the development of **SUN GRAVITAS** is proposed;

AND

a legally valid authentication of title of such land of thereal estate project is enclosed herewith.

2. the said land is free from all encumbrances except first charge of Kotak Mahindra Investments Limited, 4th Floor, Shop no. 1 to 26, Siddhi Vinayak Complex, Shivranjani Char Rasta, Satellite, Ahmedabad secured through Registered Mortgage of the said land alongwith structures thereon both present and future in a scheme knows as "SUN GRAVITAS" for working Capital Terms Loan of 35 Crores.

the time period within which the project shall be completed by me/us is **31st JANUARY 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



THE AHMEDABAD MERCANTILE
CO-OP. BANK LTD.
PREMCHANDNAGAR ROAD,
AHMEDABAD-380015.
REGD. NO. 1974/2019
EXPIRY DATE 30/8/2021
22857
127481
R. 0000304-PB6701
JUN 20 2020
11:47
GUJARAT

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.

FOR, SUN REALTY

Mehul T. Shah
PARTNER
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 _____ on this day of 2020



FOR, SUN REALTY

Mehul T. Shah
PARTNER
Deponent



BEFORE ME

[Signature]
RITA D. GANDHI
NOTARY
GOVT. OF INDIA

20 JUN 2020

Notary
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