

S. No.....2072/2017

J. K. MODI
NOTARY
GOVT. OF GUJ.

TEXTILE TRADERS CO-OP
BANK LTD
METHANAL SIX ROADS
NAVRANGPURA, AHMEDABAD
GUJ/SOS/AUTH/AV/155/2017

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GUJARAT

29 JUL 2017

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.Sunil Sharma, duly authorized by the promoter of the proposed project, vide its authorization dated 17th July, 2017;

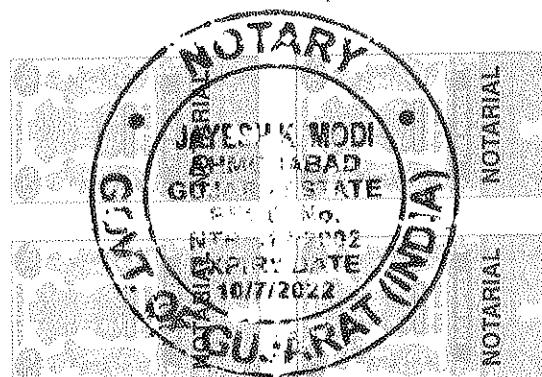
I, Mr.Sunil Sharma, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

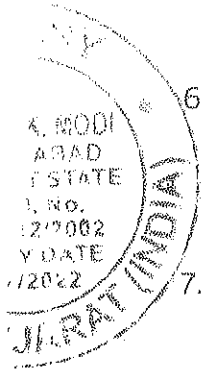
1. That, Sursuta Co-Operative Housing Society Ltd. has a legal title to the land on which the development of the proposed project is to be carried out

AND

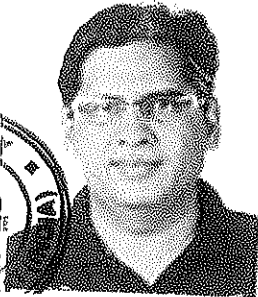
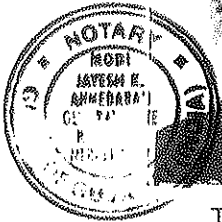
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 16th May, 2017.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

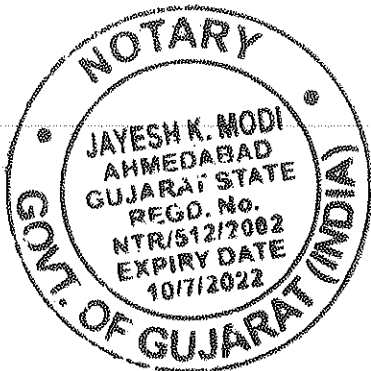


Deponent
(Mr. Sunil Sharma)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

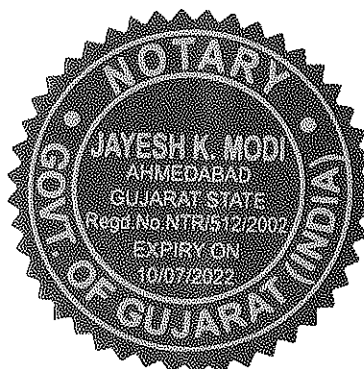
Verify by me at Ahmedabad on this 29 July day of 2017.



Deponent
(Mr. Sunil Sharma)

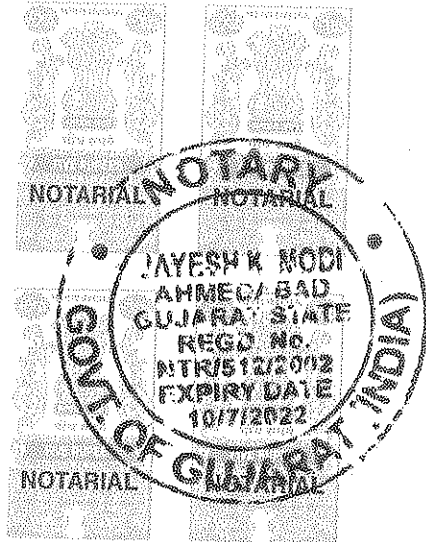
**SOLEMNLY AFFIRMED
BEFORE ME**

J. K. Modi
J. K. MODI
NOTARY
GOVT. OF GUJ.
29 JUL 2017



TEXTILE TRADERS CO. OP
SARK LTD
WITHANALI SIX ROADS
NAVRANGPURA, AHMEDABAD
GUJ/SOS/AUTH/AV/155/2017

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INDIA STAMP DUTY GUJARAT



S. No. 2074/2017
J. K. MODI
NOTARY
GOVT. OF GUJ.
29 JUL 2017

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil Sharma, duly authorized by **Adani Infrastructure and Developers Private Limited**, the promoter of the proposed project, vide its authorization dated 17th July, 2017;

I, Mr. Sunil Sharma, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, We the Promoter, Adani Infrastructure & Developers Pvt. Ltd, are developing a residential Scheme named 'Pratham'.

2. That, the Scheme 'Pratham' is developed on land area admeasuring 21277 mtrs. The Scheme has been developed in two phases.

3. The number of towers developed in entire Scheme are as below :

- o Tower A to Tower U (Total 21 Towers)

4. Following Common areas and amenities of the Scheme were developed in Phases

- o Internal roads
- o Open Parks and Gardens

The Common areas and amenities of the Scheme shall be available for use by all allottees of the Scheme.

5. The current status of the Project is as below:

Status	Phase	Towers	Building Use permission Date
Completed	Phase I	Tower A to J (10 nos)	18th March 2016
Completed	Phase II	Tower K to U (11 nos)	16th May 2017

6. The proposed Phasing is as below :

Phase	Towers	Land area * (Sq mts)	Built up Area	Completion Date
Phase I	Tower A to J	10769	30150	18th March 2016
Phase II	Tower K to Tower U	10308	28334	16th May 2017
Total		21277	58484	

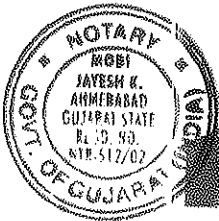
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** Calculated in proportion to the Built up area of each phase

- We hereby clarify that the Project is being developed in phases and being applied for registration under RERA accordingly. The transfer of ownership of the units/flats, common areas and proportionate share of land in the scheme shall be done in favour of the allottees/or association of allottees in compliance with the applicable laws.



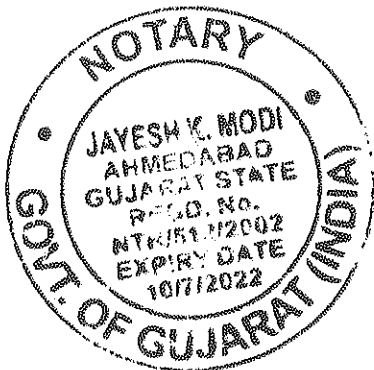
Deponent
(Mr. Sunil Sharma)



Verification

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 29 July day of 2017.



Deponent
(Mr. Sunil Sharma)

SOLEMNLY AFFIRMED
BEFORE ME



J. K. MODI
NOTARY
GOVT. OF GUJ.

29 JUL 2017

