

RG. SERIAL No. 1713  
PAGE No. 87  
DATE 28/11/2021

DHVANIT K. VYAS  
NOTARY  
GOVT. OF INDIA

28 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. Vashant M. Sharma Partner of Saffron Infrabuild, B-104, Nandanvan-1, Jodhpur, Ahmedabad, Promoter/duty authorized by the promoter of **Binory Co.Op.Hosg.Soc.Ltd. by Saffron Infrabuild**, vide its/his/their authorization dated 19/10/2021.

I, **Vashant M. Sharma** Partner of Saffron Infrabuild, B-104, Nandanvan-1, Jodhpur, Ahmedabad Promoter/duly authorized by the promoter of **Binory Co.Op.Hosg.Soc.Ltd. by Saffron Infrabuild**, do hereby solemnly declare, undertake and state as under:

1. I / We have / has a legal title to the land on which the development of the **Binory Co.Op.Hosg.Soc.Ltd.** is proposed;

OR

**Binory Co.Op.Hosg.Soc.Ltd.** have/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. the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/us is 31/03/2023.



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 the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after in certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of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 / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

**FOR, SAFFRON INFRABUILD**



**PARTNER**

Deponent

Vasant M. Sharma

Partner of Saffron Infrabuild

**Verification**

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

Verified by me at Ahmedabad on this 28 JAN 2021 day of 2021



Deponent

Vasant M. Sharma

Partner of Saffron Infrabuild

**SOLENNLY AFFIRMED  
BEFORE ME**



**DHVANIT K. VYAS  
NOTARY  
GOVT. OF INDIA**

**12 8 JAN 2021**





ભારત સરકાર  
Government of India  
વસંત મોહનલાલ શર્મા  
Vasant Mohanlal Sharma  
જન્મ તારીખ / DOB : 11/07/1977  
પુરુષ / Male



7083 1644 4721

સાધાર - સામાન્ય માપદંડનો અધિકારી  
FOR, SAFFRON INFRABUILD અધિકારી

 PARTNER



ભારતીય વિશિષ્ટ ઓળખાણ પાંચકર  
Unique Identification Authority of India

સરનામું:  
S/O: મોહનલાલ એચ શર્મા, બી -  
104, નંદનવન પાર્ટ 1, ચંદન પાર્ટી  
પ્લોટ સામે, જોધપુર સેટેલાઈટ,  
અમદાવાદ શહેર, અમદાવાદ,  
માણેકબાગ, ગુજરાત, 380015

Address:  
S/O: Mohanlal H Sharma, B - 104,  
Nandanvan Part 1, Opp Chandan  
Parti Plot, Jodhpur Satellite,  
Ahmadabad City, Ahmedabad,  
Manekbag, Gujarat, 380015

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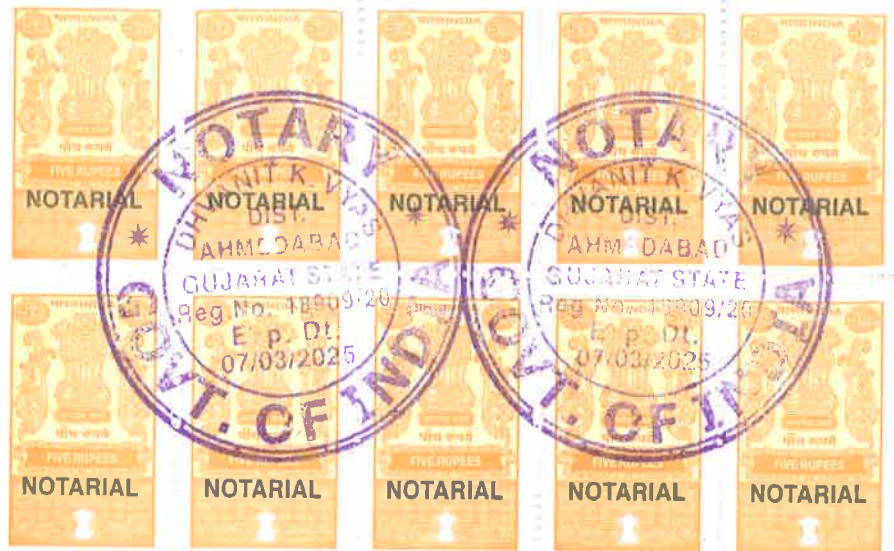
FOR, SAFFRON INFRABUILD

 PARTNER

RG. SERIAL No. 1715  
PAGE No. 87  
DATE. 28/1/2021

DHVANIT K. VYAS  
NOTARY  
GOVT. OF INDIA

28 JAN 2021



### Form B-1

[ Gujarat Rera Order -23 dt. 23/05/2019]

**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. Vasant M. Sharma Partner of Saffron Infrabuild, B-104, Nandanvan-1, Jodhpur, Ahmedabad, Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/10/2019.

I, Vasant Sharma Partner of Saffron Infrabuild, B-104, Nandanvan-1, Jodhpur, Ahmedabad, Promoter of the proposed project/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 Binory Co.Op.Housing Soc.Ltd., by way of registered Development agreement, Registered on date 25/02/2020 at sub Registrar office Sub District Ahmedabad-10(Vejalpur) to develop the land bearing Survey No.17 paiki, FP No.14 of T.P.3, South-West Vejalpur, Ahmedabad;



2. That Binory Co.Op.Housing Soc.Ltd. have/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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances N.A. (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

3. That I/we will abide by all the conditions of the Development/Registered 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.

**FOR, SAFFRON INFRABUILD**



**PARTNER**

Deponent

Vasant M. Sharma

Partner of Saffron Infrabuild

### 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 \_\_\_\_\_ day of \_\_\_\_\_

**8 JAN 2021**

**SOLEMNLY AFFIRMED  
BEFORE ME**

**DHVANIT K. VYAS  
NOTARY  
GOVT. OF INDIA**

**8 JAN 2021**



Deponent

Vasant M. Sharma

Partner of Saffron Infrabuild



434 / Male

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FOR, SAFFRON INFRABUILD

## PARTNER



Unique Identification Authority of India

સરનામું:  
S/O: મોહનલાલ એચ શર્મા, બી -  
104, નંદનવન પાર્ટ 1, ચંદન પાર્ટી  
પ્લોટ સામે, જોધપુર સેટેલાઈટ,  
અમદાવાદ શહેર, અમદાવાદ,  
માણેકબાગ, ગુજરાત, 380015

Address:  
S/O: Mohanlal H Sharma, B - 104,  
Nandanvan Part 1, Opp Chandan  
Parti Plot, Jodhpur Satellite,  
Ahmadabad City, Ahmedabad,  
Manekbag, Gujarat, 380015

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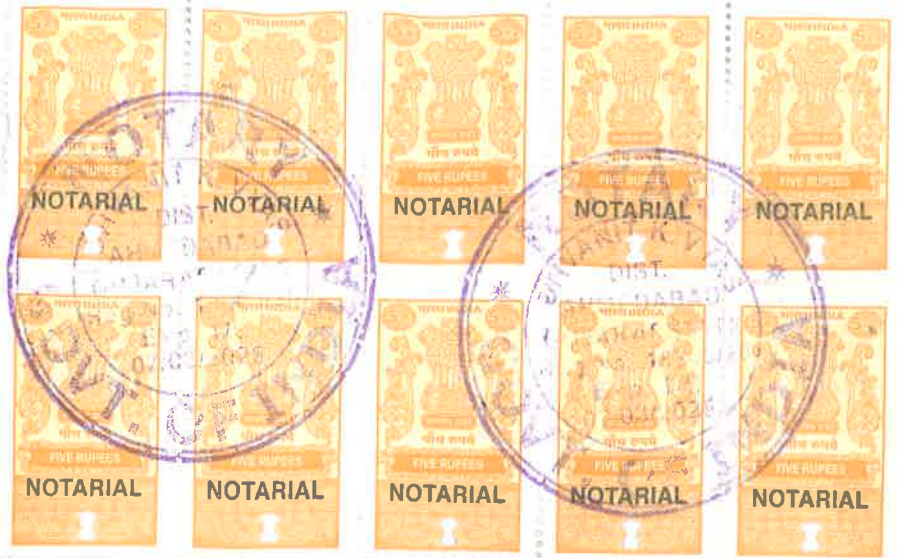
FOR SAFFRON INFRABUILD

## PARTNER

RG. SERIAL No. 1712  
PAGE No. 87  
DATE 28/11/2021

DHVANIT K. VYAS  
NOTARY  
GOVT. OF INDIA

28 JAN 2021



**Form B-2**

**[ Gujarat Rera Order-23 dt. 23/05/2019 ]**

**JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER**

**Affidavit cum Declaration**

Joint Affidavit cum Declaration of,

- 1) Mr. Vasant M. Sharma Partner of Saffron Infrabuild, B-104, Nandanvan-1, Jodhpur, Ahmedabad, promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/10/2019.

AND

2. Mr. Kamlesh Ramdevbhai Solanci (Chairman), & Mr. Laljibhai Laxmanbhai Desai (Secretary) of Binory Co.Op.Housing Soc.Ltd, Vejalpur, Ahmedabad, owner/lessor of the project land/ duly authorized by the owner/lessor of the project land vide its/his/their authorization dated 19/10/2019.

We, 1) Vasant M. Sharma Partner of Saffron Infrabuild, B-104, Nandanvan-1, Jodhpur Ahmedabad, promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) Mr. Kamlesh Ramdevbhai Solanci (Chairman) & Mr. Laljibhai Laxmanbhai Desai (Secretary) of Binory Co.Op.Housing Soc.Ltd, Vejalpur, Ahmedabad, owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

- A. We have entered into Registered Development Agreement/1056/2020, Registered on date 25/2/2020 at sub Registrar office Vejalpur, Ahmedabad to develop the land bearing Survey No.17paiki, F.P No.14 of T.P.3 South-West Vejalpur, Ahmedabad;



B. That Binory Co.Op.Housing Soc.Ltd. have/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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

OR

That details of encumbrances Not Applicable (specify the nature) including details of any rights, title, interest or name of any party in or over such land, is attached herewith.

- C. That, we will abide by all the conditions of the Development/Registered agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of the 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)

Vasant M. Sharma.  
Partner of Saffron Infrabuild

2)

Kamlesh Ramdevbhai Solanki

3)

L.L. Desai  
Laljibhai Laxmanbhai Desai  
Binory Co.Op. Hosg.Soc.Ltd

### 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 Ahmedabad on this 28 JAN 2021 day of

Deponent 1)

Vasant M. Sharma.  
Partner of Saffron Infrabuild

2)

Kamlesh Ramdevbhai Solanki

3)

L.L. Desai  
Laljibhai Laxmanbhai Desai  
Binory Co.Op. Hosg.Soc.Ltd



SOLEMNLY AFFIRMED  
BEFORE ME

DHVANIT K. VYAS  
NOTARY  
GOVT. OF INDIA

28 JAN 2021



ભારત સરકાર  
Government of India  
વસંત મોહનલાલ શર્મા  
Vasant Mohanlal Sharma  
જન્મ તારીખ / DOB : 11/07/1977  
પુરુષ / Male



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સાધાર - સામાન્ય માણસનો અધિકાર  
FOR, SAFFRON INFRABUILD



PARTNER

ભારતીય ઓળખ અધિકારી  
Unique Identification Authority of India

સરનામું:  
S/O: મોહનલાલ શર્મા, બી - 104, નંદનવન પાર્ટ 1, ચંદન પાર્ટી પ્લોટ સામે, જોધપુર સેટેલાઈટ, અમદાવાદ શહેર, અમદાવાદ, મહાકભાગ, ગુજરાત, 380015

Address:  
S/O: Mohanlal H Sharma, B - 104, Nandanvan Part 1, Opp Chandan Part Plot, Jodhpur Satellite, Ahmadabad City, Ahmedabad, Manekbag, Gujarat, 380015

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FOR, SAFFRON INFRABUILD



PARTNER



ભારત સરકાર  
Government of India

સોલંકી કમલેશભાઈ  
Solanki Kamleshbhai  
જન્મ તારીખ/DOR: 11/03/1984  
પુરુષ/ MALE

2325 9779 3188

મારી આધાર, મારી ઓળખ



Kolanki

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
Unique Identification Authority of India

સરનામું :  
S/O Ramdevbhai, C/13, Binori Co  
Op Housing Society LTD,  
Vejalpur, Opp Sarita School,  
Ahmadabad City, Ahmedabad,  
Gujarat - 380051

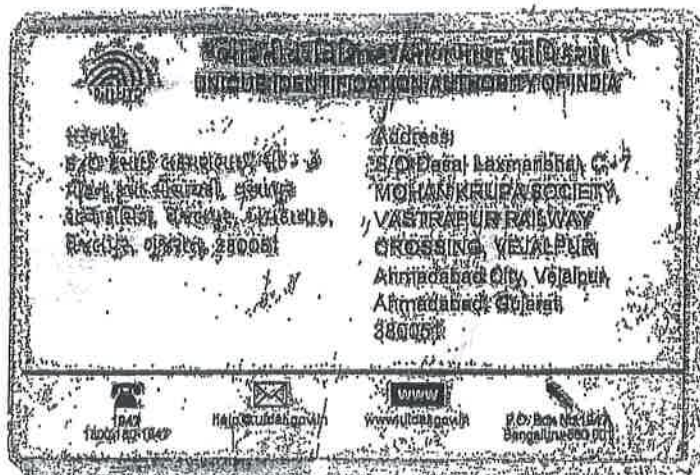
સરનામું :  
S/O રામદેવભાઈ, સી/13, બિનોરી કો ઓ  
હાઉસિંગ સોસાયટી એલટીડી, વેજલપુર,  
સરિતા વિદ્યાલય સામે, અહમદાબાદ શહેર,  
અમદાવાદ,  
ગુજરાત - 380051

2325 9779 3188

Kolanki



L.L. Desai



L.L. Desai