



Serial No. 101/2020
Notary

18 FEB 2020



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ashok Agarwal** duly authorized by the promoter **Swatisandhya Procon LLP** for Project **Swati Parkside**, with land as: All those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka Vejalpur in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 345/1, admeasuring about 7157.69 Sq. Mtrs., Survey no. 344 admeasuring about 1189. 14 Sq. Mtrs., Survey no. 346/1 admeasuring about 2416.31 Sq. Mtrs., Survey no. 346/2 admeasuring about 9868.86 Sq. Mtrs., collectively admeasuring about 20,632 Sq. Mtrs. or thereabouts and authorization dated 14/02/2020.

I, **Mr. Ashok Agarwal** duly authorized by the promoter **Swatisandhya Procon LLP** for Project **Swati Parkside** do hereby solemnly declare, undertake and state as under that;

1. Applewoods Estate Private Limited has a legal title to the land on which the development of Project **Swati Parkside** is proposed;

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 except mortgaged of the said land to Sandesh Ltd. by a registered mortgage deed No.1589 dated 07-02-2020 for a loan amount of INR 124.30 Crores.
3. The time period within which the project shall be completed by me/us is 31st December 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

SWATI SANDHYA PROCON LLP

Ashok-2-A
Authorised Signatory

MUTU NAGRIK SAKAKAR BANK LTD.
R EGENCY PLAZA, 100 FT ROAD
VE JAL PUR, AHMEDABAD - 380 015
STAMP DUTY
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0000300
17.2.2020
GUJARAT
SPLADH
8525 7423310

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.



IDENTIFIED BY

SWATI SANDHYA PROCON LLP

ASHOK. Z. A.

Authorised Signatory
Deponent

Verification

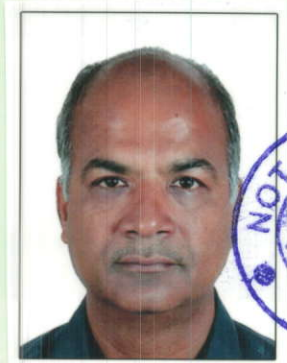
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at AIBAD on this 18th day of Feb. 2020

SWATI SANDHYA PROCON LLP

ASHOK. Z. A.

Authorised Signatory
Deponent

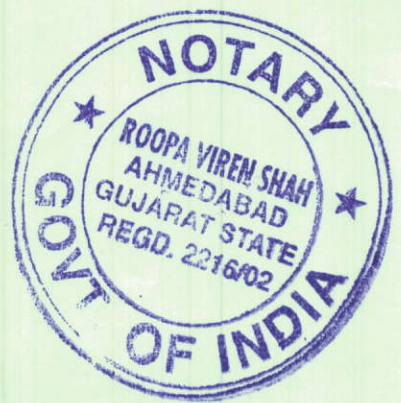
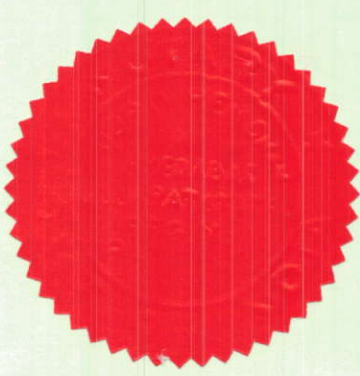


BEFORE ME

puer

ROOPA VIREN SHAH
NOTARY

1 8 FEB 2020





ભારતીય વિશિષ્ટ ઓળખણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No. 1325/15035/23403

To,
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
71,
Saket-2
Opp YMCA Club Makarba
Sarkhej
Sarkhej Daskroi Ahmedabad
Gujarat 382210
9909038899

Ref: 459 / 18T / 52900 / 52970 / P


SB400964898FH



તમારો આધાર નંબર / Your Aadhaar No. :
7157 7582 6752
મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

 અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
જન્મ તારીખ / DOB : 01/01/1985
પુરુષ / Male

7157 7582 6752
મારો આધાર, મારી ઓળખ

સ્વાતી સંધ્યા પ્રોકોન લ્પ
SWATI SANDHYA PROCON LLP
Authorised Signatory



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1325/15035/23403

To,
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
71,
Saket-2
Opp YMCA Club Makarba
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તમારો આધાર નંબર / Your Aadhaar No. :

7157 7582 6752

મારો આધાર, મારી ઓળખ



ભારત સરકાર

Government of India

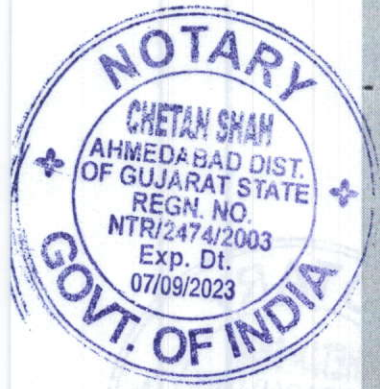
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal

જન્મ તારીખ / DOB : 01/01/1965
પુરુષ / Male



7157 7582 6752

મારો આધાર, મારી ઓળખ



નિર્દેશ

- આધાર ઓળખનું પ્રમાણ છે, નાગરિકતાનું નહિ .
- ઓળખનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

18T / 52900

- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



સરનામું: 71, સકેટ-2, વાઈએમસીએ ક્લબ સામે, મકરબા, સરખેજ, અમદાવાદ, સરખેજ, ગુજરાત, 382210

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address: 71, Saket-2, Opp YMCA Club, Makarba, Sarkhej, Ahmedabad, Sarkhej, Gujarat, 382210

7157 7582 6752



1947



help@uidai.gov.in

www

www.uidai.gov.in



CHETAN SHAH

NOTARY
GOVT. OF INDIA
Joint Affidavit cum Declaration of,KANKARIA MANINAGAR MAGRIK
SAHAKARI BANK LTD
ANANDNAGAR ROAD
VEJALPUR, AHMEDABAD, GUJARAT

Affidavit cum Declaration

GUJ/SOS/AUTH/AV/356/2012



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SPL ADH

ગુજરાત

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MAR 17 2020

ZERO ZERO ZERO ZERO THREE ZERO ZERO

15:05

R.0000300/-PB7215

1. Mr. Ashok Agarwal duly authorized by the promoter Swatisandhya Procon LLP for Project Swati Parkside, with land as: All those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka Vejalpur in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 345/1, admeasuring about 7157.69 Sq. Mtrs., Survey no. 344 admeasuring about 1189.14 Sq. Mtrs., Survey no. 346/1 admeasuring about 2416.31 Sq. Mtrs., Survey no. 346/2 admeasuring about 9868.86 Sq. Mtrs., collectively admeasuring about 20,632 Sq. Mtrs. or thereabouts and authorization dated 14/02/2020.

AND

2. Ms. Supal Chetan Shah, Authorised person on behalf of Applewoods Estate Private Limited, owner of the project land,

We,

1. Mr. Ashok Agarwal duly authorised by promoter Swatisandhya Procon LLP which is promoter of the proposed project, AND
2. Ms. Supal Chetan Shah, Authorised person on behalf of Applewoods Estate Private Limited, owner of the project land, do hereby solemnly declare, undertake and state as under:

- A. We have entered into registered Development agreement Registered on date 07/02/2020 at sub Registrar office numbered 1588 to develop the land bearing All those pieces and parcels of non-agricultural lands or grounds situate, lying and being at Mouje SARKHEJ, Taluka Vejalpur in the District of AHMEDABAD and Registration Sub-District of AHMEDABAD-4 (PALDI) bearing Survey no. 345/1, admeasuring about 7157.69 Sq. Mtrs., Survey no. 344 admeasuring about 1189.14 Sq. Mtrs., Survey no. 346/1 admeasuring about 2416.31 Sq. Mtrs., Survey no. 346/2 admeasuring about 9868.86 Sq. Mtrs., collectively admeasuring about 20,632 Sq. Mtrs. or thereabouts (said land);
- B. That Applewoods Estate Private Limited 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 us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrance sexcept mortgaged of the said land to Sandesh Ltd. by a registered mortgage deed No.1589 dated 07-02-2020 for a loan amount of INR 124.30 Crores.

- 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.

For, SWATISANDHYA PROCON LLP

Deponent 1) Ashok. A. A.

PARTNER

Applewoods Estate Pvt. Ltd.

Deponent 2) Supal Shah

Authorized Signatory



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 17 MAR 2020

For, SWATISANDHYA PROCON LLP

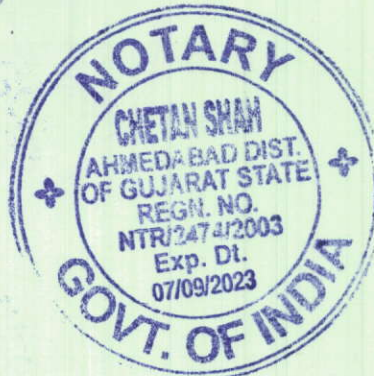
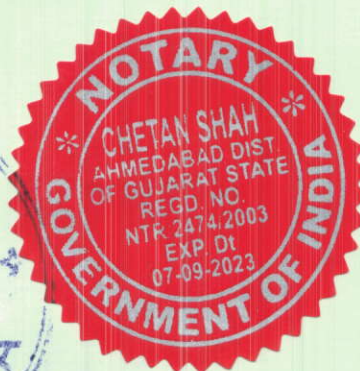
Deponent 1) [Signature]

PARTNER

Applewoods Estate Pvt. Ltd.

Deponent 2) [Signature]

Authorized Signatory



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]

CHETAN SHAH
NOTARY
GOVT. OF INDIA



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1325/15035/23403

To,
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
71,
Saket-2
Opp YMCA Club Makarba
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Gujarat 382210
9909038899

Ref: 459 / 18T / 52900 / 52970 / P



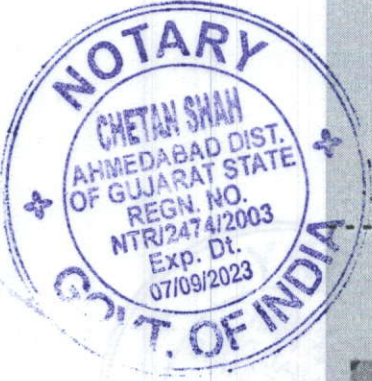
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તમારો આધાર નંબર / Your Aadhaar No. :

7157 7582 6752

મારો આધાર, મારી ઓળખ



ભારત સરકાર

Government of India

અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal

જન્મ તારીખ / DOB : 01/01/1965
પુરુષ / Male



7157 7582 6752

મારો આધાર, મારી ઓળખ

નિર્દેશ

- આધાર ઓળખનું પ્રમાણ છે, નાગરિકતાનું નહિ .
- ઓળખનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો .

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- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
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18T / 52900



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

સરનામું: 71,, સકેત-2, વાઈએમસીએ ક્લબ
સામે, મકરબા, સરખેજ, અમદાવાદ, સરખેજ,
ગુજરાત, 382210

Address: 71,, Saket-2, Opp YMCA Club,
Makarba, Sarkhej, Ahmedabad, Sarkhej,
Gujarat, 382210



7157 7582 6752



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www

www.uidai.gov.in

No. 776/2020

NEEPA SHAH
NOTARY
GOVT. OF INDIA

Affidavit cum Declaration

11 MAR 2020

Affidavit cum declaration of **Mr. Ashok Agrawal** for the project Swati Parkside situated at Plot 344,345/1,346/1,346/2 Applewood Township, Near Shantipura cross road ,Ahmedabad,Gujarat-380058

I **Mr. Ashok Agrawal** authorised signatory of proposed project, do hereby, solemnly declare, undertake and state as under:

I/We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The Provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR-2017.

I/We further undertake that I/We will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat RERA thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.

KANKARIA MANINAGAR NAGRIK
SAHAKARI BANK LTD
AHMEDABAD ROAD
VEALPUR, AHMEDABAD - 380 051
GUD/SOS/UTH/AV/356/2012



69747 SPL ADH
175510 MAR 11 2020
R.0000300/-P87215
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STAMP DUTY GUJARAT

Deponent

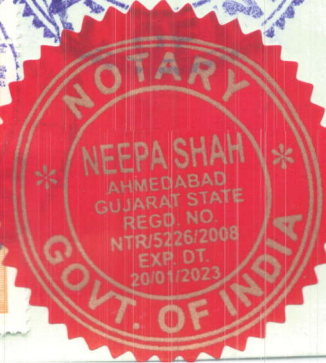
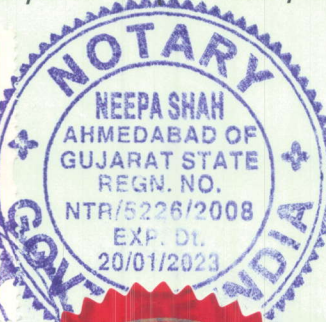
Ashok - 2

SOLEMNLY AFFIRMED
BEFORE ME

NEEPA SHAH
NOTARY
GOVT. OF INDIA

11 MAR 2020

IDENTIFIED BY ME
ADVOCATE





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1325/15035/23403

To,
અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal
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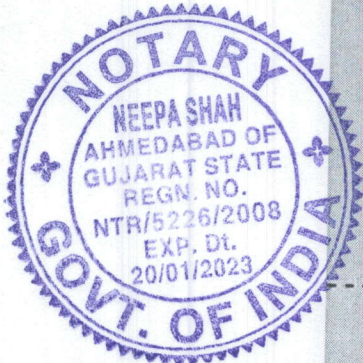
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તમારો આધાર નંબર / Your Aadhaar No. :

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મારો આધાર, મારી ઓળખ



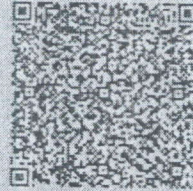
ભારત સરકાર

Government of India

અશોક રાધેશ્યામ અગ્રવાલ
Ashok Radheshyam Agrawal

જન્મ તારીખ / DOB : 01/01/1965

પુરુષ / Male



7157 7582 6752

મારો આધાર, મારી ઓળખ

ASHOK-2023

True Copy of Resolution passed by all the partners as on 14/02/2019.

The partners of **Swatisandhya Procon LLP**- hereby solemnly affirm and declare that Mr. Ashok Radheshyam Agrawal is authorized to act and appear on behalf of the Firm/Company and to produce accounts, documents etc. and to receive any document in relation to The Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on us.

Full Name: Ashok Radheshyam Agrawal

Signature:


Partner/Director


Full Name: Saketkumar Agrawal Ashokkumar

Signature:


Partner/Director

Full Name: Mahesh Dulichand Agrawal

Signature:


Partner/Director

Full Name: Siddhant Mahesh Agrawal

Signature:


Partner/Director

Acceptance as an authorized signatory

I Mr. Ashok Radheshyam Agrawal hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.



Place: Ahmedabad

Date: 14-02-2020

SWATI SANDHYA PROCON LLP


Authorised Signatory