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NUTAN NAGRIK SAHAKARI
BANK LTD
ODHAV BRANCH
BARCELONA CAMBUS
AHMEDABAD - 380015
GUJ / SOS / AUTH / AV 1384 / 2016



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FORM 'B'
[See rule 3(4)]

Sr. No. 31378/2021 DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTOR OR ANY PERSON AUTHORIZED BY THE PROMOTOR

SUNIL A. JAIN
NOTARY
GOVT. OF INDIA

28 JUN 2021

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kantibhai Dhirubhai Guna, duly authorized by the promotor of the SARJAN SKY (RERA number : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07630/031120) project situated at Sarjan Sky, Opp. 108 Call Center, Near Paras Bungalows, Haridarshan To Ring Road, Naroda, Ahmedabad - 382330, vide /their authorization dated: 25-09-2020.

I, Kantibhai Dhirubhai Guna duly authorized by the promotor of the SARJAN SKY project do hereby solemnly declare, undertake and state as under:

- 1 that promotor have a legal title to the land on which the development of the project is proposed;
- 2 That the said land is free from all encumbrances; except mortgaged in favour of The Kalupur Commercial Co-Op. Bank Limited, SME and MID Corporate Branch At Ahmedabad for Secured loan of Rs. 7,84,00,000/- (Seven Crore and Eighty four Lakh only) and for Secured OD of Rs. 1,96,00,000/- (One Crore Ninety Six Lakh only) in aggregate of Rs. 9.80 crore.
- 3 the time period within which the project shall be completed by promotor is till dated 30/06/2025
- 4 that seventy per cent of the amounts realised by promotor 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- 5 That the amount from separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project;
- 6 That the amount from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdraw is in proportion to the percentage of completion of the project;
- 7 That promotor 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 account 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;



NOTARY
S. A. JAIN
AHMEDABAD-DIST
GUJARAT
REG. NO.: 5564
Expiry Date
17-3-2023

NOTARY
S. A. JAIN
AHMEDABAD-DIST
GUJARAT
REG. NO.: 5564
Expiry Date
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FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTOR OR ANY PERSON AUTHORIZED BY THE PROMOTOR

Affidavit cum Declaration

- 8 that promotor shall take all the pending approvals on time, from the competent authorities;
- 9 that promotor have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Place : Ahmedabad
Date : 28-06-2021

Deponent
Signed by Partner
Name Kantibhai Dhirubhai Guna
promotor SARJAN INFRASPACE
Address Sarjan Sky, T. P. 121, F.P. 116/2/1, S.P.
NO. 03, Opp. G.V.K. 108 Call Center,
Hanspura Naroda Road, Hanspura,
Ahmedabad - 382330

Verification

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

Verif on this 28th day of June, 2021.



Deponent
Signed by Partner
Name Kantibhai Dhirubhai Guna
promotor SARJAN INFRASPACE
Address Sarjan Sky, T. P. 121, F.P. 116/2/1, S.P.
NO. 03, Opp. G.V.K. 108 Call Center,
Hanspura Naroda Road, Hanspura,
Ahmedabad - 382330

IDENTIFIED BY ME

ADVOCATE
NAME
SARJAN G/



SOLEMNLY AFFIRMED
BEFORE ME

SUNIL A. JAIN
NOTARY
GOVT. OF INDIA
28 JUN 2021

MANISH M.PATEL
(Advocate)
(Mo.) 9979937077
Enrolment no.G/3119/2010

Office : 4/A, 2nd Floor, Poojan Complex, Opp. Kunj Mall., Nr. Shukan Char, Rasta,
Nikol, Ahmedabad.

REF.

DATE:19/06/2021

Encumbrance Certificate

To,
M/S Sarjan Infra Space a Partnership firm.
Sarjan Sky,
Opp. 108 emrgancy center,
Hanspura, Naroda,
Ahmedabad-382330.

Sub: -Encumbrance Certificate

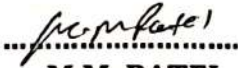
This is to certify M/S Sarjan Infra Space having its Office at Sarjan Sky, Opp. 108 emrgancy center, Hanspura, Naroda,Ahmedabad-382330. the owner, Possessor and developer of the below said land which is hereinafter called as "Said Land".

R.S No	78/B	Final Plot No	116/2/1
Sub Plot No	3	Division	T.P.S – 121 (Naroda-Hanshpura-Kathawada)
Village	Hanspura	Taluka	Asarava
District	Ahmedabad	LAND AREA	3712.66 SQ MTR

Further said that the M/S Sarjan Infra Space has proposed construction of mix project in Name of " SRAJAN SKY" hereinafter called as said project. We hereby state that the said land is having below encumbrance

Sr.No.	Type Of Encumbrance	Party	Remarks
1	Mortgage Loan (Registration No. 5486 and Date of Registration is 10/03/2021)	The Kalupur Comm. Co.op. Bank	Amount Rs 9.80 Crore

Place :- AHMEDABAD


M.M. PATEL
(ADVOCATE)