

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

Affidavit cum Declaration

STAMP DUTY GUJARAT

SR. NO. 5379...../2019

NOTARY

Affidavit cum Declaration of Mr. Dipakbhai Joitaram Patel Partners of Corus Realty promoter of the Corus Exotica proposed project, Situated at CORUS EXOTICA Opp. Shyam Tirth Flat Nr. Bank of Baroda Chandlodia Ahmedabad. Authorised by authority given on dated 15/04/2019

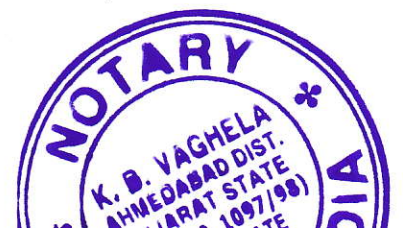
I, Dipakbhai Joitaram Patel Partners of Corus Realty promoter of the Corus Exotica proposed project do here by solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of Corus Realty the project 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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31/03/2023**
4. That seventy percent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

FOR, CORUS REALTY

[Signature]
PARTNER
Deponent

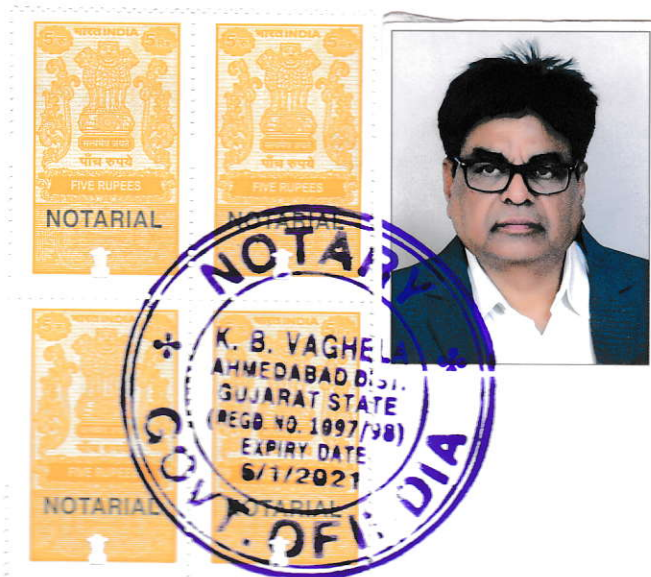
Verification

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

Verify by meat on this day of 24th May 2019 -

FOR, CORUS REALTY

[Signature]
PARTNER
Deponent



**SOLEMNLY AFFIRMED
BEFORE ME**

[Signature]
K. B. VAGHELA
NOTARY
GOVT. OF INDIA

24/5/19



c/o Corus Exotica, opp. Shyam Tirth Flats, Nr Bank of Baroda, Chandlodia, Ahmedabad.

DATE : 15/04/2019

ઓથોરીટી લેટર

આથી અમો CORUS REALTY એ નામની ભાગીદારી પેઢીના ભાગીદારો આથી નીચે જણાવેલ અમારા અધિકૃત ભાગીદારને નીચે પ્રમાણેના કાર્યો કરવાની સત્તા અને અધિકારો આપીએ છીએ કે,

જત ડીસ્ટ્રીક્ટ અમદાવાદ સબ ડીસ્ટ્રીક્ટ અમદાવાદ-૮ (સોલા) ના તાલુકો : સાબરમતી ના મોજે ચાંદલોડીયાની સીમના સર્વે નં. : ૧૩૫/૪ ની ૮૦૯ ચો.મી. ની જમીન, સર્વે નં. : ૧૩૫/૫ ની ૪૦૫ ચો.મી. ની જમીન, સર્વે નં. : ૧૩૫/૬ ની ૧૦૧૨ ચો.મી. ની જમીન, સર્વે નં. : ૧૩૫/૭ ની ૧૦૧૨ ચો.મી. ની જમીન, સર્વે નં. : ૧૩૫/૮ ની ૨૦૨૩ ચો.મી. ની જમીન, એમ મળી કુલ ૫૨૬૧ ચો.મી. જમીનનો સમાવેશ ટી. પી. સ્કીમ નં. : ૪૫ માં થવાથી મળેલ ફાઈનલ પ્લોટ નં. : ૨૧ ની કુલ ૩૩૨૮ ચો.મી. ના માપવાળી રહેણાંક તથા વાણીજ્યના હેતુની બિનખેતીની જમીન પર સ્કીમ ડેવલોપ કરવાની સત્તા CORUS REALTY એ નામની ભાગીદારી પેઢીને આપેલ છે.

CORUS REALTY પેઢીને લગતા મજકુર જમીન પર સ્કીમ માટેના બાંધકામના કાયદેસરના તમામ પ્રકારના કામો કરવા તથા અમારી જ્યાં જ્યાં સહીઓની જરૂરીયાત હોય ત્યાં ત્યાં અમો એક સાથે રૂબરૂ હાજર રહી કામો અને કાર્યવાહીઓ કરી શકીએ તેમ નહીં હોવાથી અમોએ અમારા નીચે જણાવેલા ભાગીદારને CORUS REALTY પેઢીના અધિકૃત ભાગીદાર તરીકે શ્રી દીપકભાઈ જોઈતારામ પટેલની નિમણૂંક કરીએ છીએ. અને તેઓને નીચે જણાવ્યા મુજબના તમામ કામો અને કાર્યવાહીઓ કરવાની અમો આથી તેઓને સત્તા અને અધિકારો લખી આપીએ છીએ.

મજકુર ભાગીદારી પેઢીના ઉપરોક્ત જણાવેલ અધિકૃત ભાગીદાર અમારી પેઢીની મજકુર સ્કીમ અંગે અમારા થકીના તમામ વ્યવહારો કરવા તથા જરૂરી તમામ જગ્યાએ સરકારી, અર્ધસરકારી કચેરીમાં તથા રીઅલ એસ્ટેટ રેગ્યુલેટરી ઓથોરીટી, ગાંધીનગરની કચેરીમાં નોંધણી કરવા, એ. ઈ. સી. (ટોરેન્ટ પાવર)માં નવુ કનેક્શન લેવા, કેન્સલ કરવા માટે કે પાવરની વધ ઘટ કરવાની અરજીઓ સહીઓ કરી રજુઆત કરી શકશે તથા બાંધકામ સંબંધી પ્રવર્તમાન કાયદાઓ અનુસાર જરૂરી પરવાનગીઓ મેળવવા, અને તે માટેની અરજીઓ કરવા તથા જરૂરી કાર્યવાહીઓ કરવા તથા તે માટે જરૂરી ફોર્મ ભરવા તે તમામ કાર્યવાહીઓ કરવાની અમારા ઉપરોક્ત અધિકૃત ભાગીદારને સત્તાઓ અને અધિકાર આપીએ છીએ જે બદલ અમો CORUS REALTY ના સર્વે ભાગીદારોએ નીચે સહીઓ કરેલ છે.

તારીખ :

અમદાવાદ.

ALL PARTNERS :

(૧) RAMESHBHAI VITHHALDAS PATEL

(૨) BHUPESHKUMAR SATICHANDRA PATEL




(૩) RAMESHBHAI JOITARAM PATEL

Ry Patel

(૪) RAMANBHAI SHANABHAI PATEL

Raman Patel

(૫) PARESHKUMAR AMRUTLAL PATEL

Paresh

(૬) SURESH KANTILAL PATEL

SK Patel

(૭) RAKESHKUMAR BHAGVANDAS PATEL

R.K. Patel

(૮) AMITKUMAR GOPALDAS SHAH

Amit G. Shah

(૯) JAYDIPKUMAR SURESHBHAI PATEL

J. S. Patel

(૧૦) ANAND PARSHOTTAMDAS PATEL

Anand P.

Date

DIPAKBHAI JOITARAM PATEL

(ઓથોરીટી સ્વીકારનાર ભાગીદાર)

GUJ/SOS/AUTH/AV/296/2010
[Gujarat REKA Order 23dt. 23/05/2019]

STAMP DUTY GUJARAT

SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT
NOT OWNED BY THE PROMOTER

SR.NO... 1125/11... 12019

Affidavit cum Declaration

Affidavit cum Declaration of Mr. DIPAKBHAI J PATEL duly authorized by the promoter M/s CORUS REALTY, B/103, HOME TOWN-1, NEW RANIP, AHMEDABAD of the proposed project CORUS EXOTICA, SITUATED LAND OPP. SHYAM TIRTH, NR BANK OF BARODA CHANDLODIA BRANCH, CHANDLODIA, AHMEDABAD vide its/his/their authorization dated :15/04/2019.

I, DIPAKBHAI J PATEL duly authorized by the promoter of M/s CORUS REALTY, B/103, HOME TOWN-1, NEW RANIP, AHMEDABAD of the proposed project CORUS EXOTICA, SITUATED LAND OPP. SHYAM TIRTH, NR BANK OF BARODA CHANDLODIA BRANCH, CHANDLODIA, AHMEDABAD do hereby solemnly declare, undertake and state as under

I have entered into an agreement with (1) BHUPESHKUMAR SATISHCHANDRA PATEL, (2) RAMESSHCHANDRA VITTHALDAS PATEL, (3) RAMESHBHAI JOITARAM PATEL, (4) RAMANBHAI SHANABHAI PATEL, (5) VIRAJ RAMANBHAI PATEL, (6) DIPAK JOITARAM PATEL, (7) SURESHBHAI JOITARAM PATEL, (8) SURESHBHAI KANTIBHAI PATEL, (9) PARESHKUMAR AMRUTLAL PATEL, (10) RAKESHKUMAR BHAGVANDAS PATEL [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement No 7168, Registered on date 15/04/2019 at sub Registrar office Ahmedabad -8, sola to develop the land bearing FP No. 21 of moje Chandlodia Village / City (said land);

2 That (1) BHUPESHKUMAR SATISHCHANDRA PATEL, (2) RAMESSHCHANDRA VITTHALDAS PATEL, (3) RAMESHBHAI JOITARAM PATEL, (4) RAMANBHAI SHANABHAI PATEL, (5) VIRAJ RAMANBHAI PATEL, (6) DIPAK JOITARAM PATEL, (7) SURESHBHAI JOITARAM PATEL, (8) SURESHBHAI KANTIBHAI PATEL, (9) PARESHKUMAR AMRUTLAL PATEL, (10) RAKESHKUMAR BHAGVANDAS PATEL [Name of the project land owner(s)/lessor(s)] 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.

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

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Deponent
FOR, CORUS REALTY

PARTNER

Verification

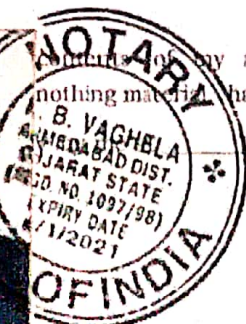
Contents of my above Affidavit cum Declaration are true and correct
nothing material has been concealed by me therefrom.

**SOLELY AFFIRMED
BEFORE ME** day of

K. B. VAGHELA
NOTARY
GOVT. OF INDIA

FOR, CORUS REALTY
Deponent

PARTNER



SP NO.....426/11...../2019

NOTARY

THE KALUPUR COM. CO.OP BANK LTD

SCIENCE CITY BRANCH FORM B-2

AMMEDABAD - 380 060

GUD/SOS/AUTH/AV/296/2010

[GujaratRERA Order - 23 dt 23/05/2019]

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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. DIPAK JOITARAM PATEL duly authorized by the promoter of M/s CORUS REALTY, B/103, HOME TOWN, NEW RANIP, AHMEDABAD of the proposed project CORUS EXOTICA, SITUATED LAND OPP. SHYAM TIRTH, NR BANK OF BARODA CHANDLODIA BRANCH, CHANDLODIA, AHMEDABAD vide its/his/their authorization dated : 15/04/2019

AND

- 2) Mr. DIPAK JOITARAM PATEL AND Mr. RAMESHCHANDRA VITTHALDAS PATEL are owner/lessor of the project land CORUS EXOTICA, SITUATED LAND OPP. SHYAM TIRTH, NR BANK OF BARODA CHANDLODIA BRANCH, CHANDLODIA, AHMEDABAD/ duly authorized by the owner of the land, vide its/his/their authorization by Power of Attorney dated : 15/04/2019

We, 1) Mr. DIPAK JOITARAM PATEL promoter of the proposed project I duly authorized by the promoter of the proposed project, AND 2) (1) BHUPESHKUMAR SATISHCHANDRA PATEL, (2) RAMESHCHANDRA VITTHALDAS PATEL, (3) RAMESHBHAI JOITARAM PATEL, (4) RAMANBHAI SHANABHAI PATEL, (5) VIRAJ RAMANBHAI PATEL, (6) DIPAK JOITARAM PATEL, (7) SURESHBHAI JOITARAM PATEL, (8) SURESHBHAI KANTIBHAI PATEL, (9) PARESHKUMAR AMRUTLAL PATEL, (10) RAKESHKUMAR BHAGVANDAS PATEL owner/lessor of the project land do hereby solemnly declare, undertake and state as under:

A. We have entered into registered Development agreement No. 71 No. 7168, Registered on date : 15/04/2019 at sub Registrar office Ahmedabad-8 sola to develop the land bearing FP No. 21 of Chandlodia Village/City(said land);

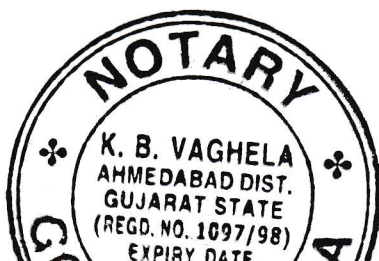
B That (1) BHUPESHKUMAR SATISHCHANDRA PATEL, (2) RAMESHCHANDRA VITTHALDAS PATEL, (3) RAMESHBHAI JOITARAM PATEL, (4) RAMANBHAI SHANABHAI PATEL, (5) VIRAJ RAMANBHAI PATEL, (6) DIPAK JOITARAM PATEL, (7) SURESHBHAI JOITARAM PATEL, (8) SURESHBHAI KANTIBHAI PATEL, (9) PARESHKUMAR AMRUTLAL PATEL, (10) RAKESHKUMAR BHAGVANDAS PATEL [Name of the project land owner(s)/lessor(s)] 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.

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 CORUS REALTY

Deponent
1) *[Signature]*

PARTNER

2) *[Signature]* *[Signature]*

Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom

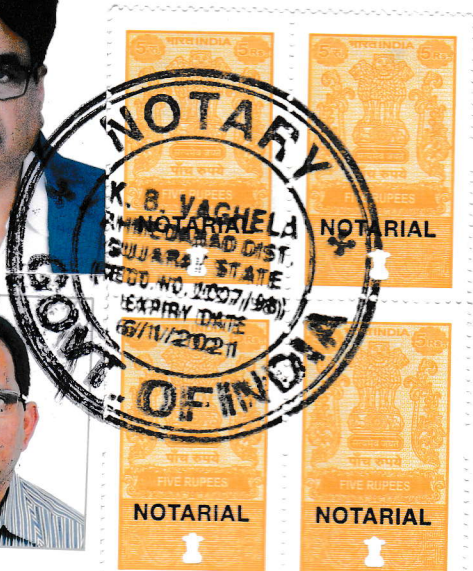
Verify by us at _____ on this _____ day of _____

Deponent
1) *[Signature]*

FOR CORUS REALTY

2) *[Signature]*

PARTNER



**SOLEMNLY AFFIRMED
BEFORE ME**

[Signature]
K. B. VAGHELA
NOTARY
GOVT. OF INDIA

08/7/19

