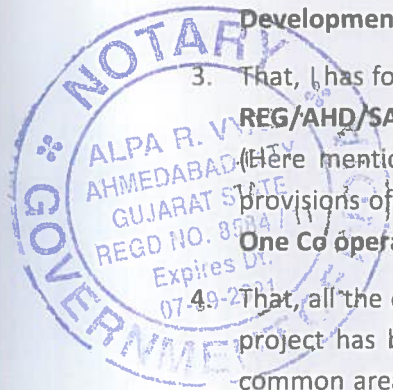


ALPA R. VYAS
NOTARY
GOVT. OF INDIA
27 MAR 2019

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

I, **Mr. Ankur B. Desai** age 44 years, residing at/having office at 301, 3rd Floor, Binali Complex, Opp. Torrent Power, Naranpura, Ahmedabad – 380013, promoter of the **"SKY ONE"** real estate project / duly authorized by Promoter of the **"SKY ONE"** real estate project vide his authorization dated 30/07/2017 in this regard, do hereby solemnly declare, undertake and state on oath in compliance of Section 17 of the Real Estate (Regulation and Development) Act, 2016 as Under :

1. That, I have registered our **"SKY ONE"** real estate project under the Real Estate (Regulation and Development) Act, 2016 with Gujarat Real Estate Regulatory Authority vide **Registration No. PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00241/250917 dated 25/09/2017 and Extenstion Certificate No. PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00241/EX1/241218 dated 24/12/2018.**
2. That, the said project is completed and has received **Building Use Permission No. PRM/225/9/2014/65dt:01/03/2016 dated 03/07/2018** issued by **Ahmedabad Urban Development Authority (AUDA).**
3. That, I has formed and registered **Sky One Co operative Housing Service Society Ltd (Reg. No. : REG/AHD/SA (HAA) 10849/2018)** Cooperative Housing Service Society for the said project. (Here mention the name of society or association of allottees etc. as applicable as per the provisions of the said Act and Rules made thereunder.) At present **Mr. Jaydeep H. Patel in Sky One Co operative Housing Service Society Ltd is the Chairman of the Society.**
4. That, all the development work and construction of the common areas and facilities of the said project has been completed and is ready for use. The nature, extent and description of the common areas and facilities of said projects are particularly described in Annexure A, annexed hereunder.
5. That all the common area and common facilities along with the Administration of undivided proportionate land has been transferred and handed over to the above referred **Sky One Co operative Housing Service Society Ltd (Reg. No. : REG/AHD/SA (HAA) 10849/2018)** Co operative Housing Service Society by document will be done as per guideline of revenue department, as per Section 17 of the Real Estate (Regulation and Development) Act, 2016.
6. That, Project Architect **Mr. Cunal Parmar – Director of M/s. FLXBL Design Consultancy Private Limited** whose COA No. is **CA/2008/42978** has give Form 4/4A.
7. That, Chartered Accountant, **Mr. Shilam Vora Proprietor of M/s. Shilam Vora & Associates, Firm** Registration No. **139074W (Membership No. 136960)** has given Final Form 3.
8. That, till date out of the total 63 units, we have booked 45 number of units and balance 18 number of units are still pending for sale. We have executed **Sale Deed** of 35 units as per the **"Agreement for Sale"** as prescribed by us at the time of registration of the project with Gujarat Real Estate Regulatory Authority.



NU IAN NAGRIK SAHAKARI
BANK LTD.
BOPAL BRANCH ORCHID CENTER
AHMEDABAD
REGD NO. 8634/1
Expires Dt. 07-09-2021
INDIA
Stamp Duty
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Special Adhesive
26.3.2019
5360 8115232

9. That, the details of sold/unsold/booked units have been provided to the Service Society Management.
10. That, after execution and registration of Sale Deed in favour of Unit Purchaser, the Unit Purchasers are made members in the Service Society.
11. That, the master file including the land documents, title clearance certificate, NA permission, NOC's required for the project, all layouts and building plans, original BU Permission, etc. has been handed over to the Cooperative Housing Service Society.
12. That, whatever funds/contributions received from the members towards Service Society is already deposited with the Service Society's bank Account No. 107008773632 - Sky One Cooperative Housing Service Society Ltd, Bank Ahmedabad District Co-Operative Bank Ltd., branch Bopal and relevant information has been provided to the society management, moreover, books of accounts, cheque book has also been given to Service Society Management.
13. That, records including Minutes Books/Agenda papers and various register(s), construction finance NOC letter has been handed over to the Service Society.
14. That, I/Promoter had not availed any loan/the loan has been paid off and as such there is no Encumbrance on the legal titles or rights of the allottees or the Association of Allottees of the said project.
15. That, I/Promoter has paid all the sums due to the Government authorities.
16. That, all necessary compliances under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder have been completed by 03/07/2018. Date of my said project completion is 30/09/2018 as indicated in my RERA Registration and taken Extension till 31/03/2019.

IDENTIFIED BY ME

NAME ADVOCATE

Serial No. G/.....(26/3/2019) Verification

For, Anaya Developers

Partner
Deponent

The contents of my above Affidavit cum Declaration are true and correct and noting material has been concealed by me therefrom.

Verify by me at 11:30 a.m. on this 26th day of March, 2019.

For, Anaya Developers

Deponent Partner



SIGNED
BEFORE ME

ALPA R. VYAS
NOTARY
GOVT. OF INDIA

27 MAR 2019



ANNEXURE – A

List of Common Areas and Facilities

Sr. No.	Name / Particulars of Common Areas	Facilities Including Measurements and Brief Details
1	➤ Well designed landscaped area at ground level and terrace level. ➤ Children play area with sand pit at ground level ➤ Area of sit outs at ground level, terrace level and in ending tower area. ➤ Multi purpose activity area at ground level and terrace level. ➤ Security Cabin & Toilet at Ground Floor. ➤ Pantry and Toilet at Terrace level.	278.98 Sq. Mts.



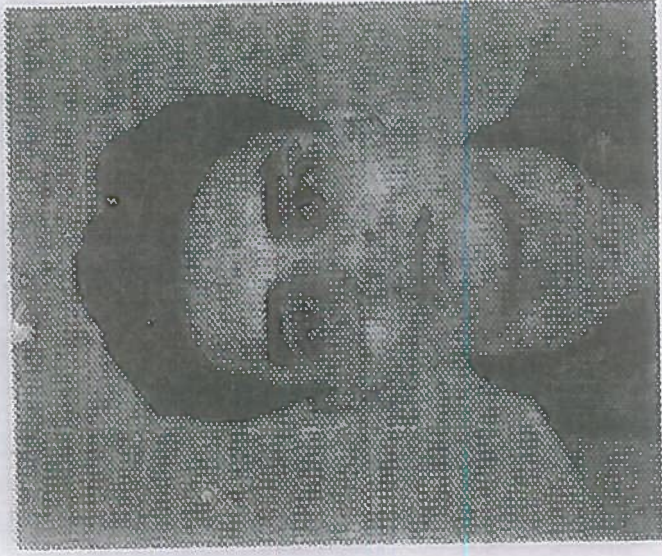
स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADSPD1958K

नाम /NAME

ANKUR BIPINBHAI DESAI



पिता का नाम /FATHER'S NAME

BIPINBHAI CHOTUBHAI DESAI

जन्म तिथि /DATE OF BIRTH

14-09-1976

हस्ताक्षर /SIGNATURE

Dehwarata

आयकर आयुक्त, गुज.-1, अहमदाबाद
COMMISSIONER OF INCOME-TAX,
GUJ.-1, AHMEDABAD

