



Sr.No. 27512...../2018
18 SEP 2018

भारतीय गैर न्यायिक

एक सौ रुपये
रु. 100
ONE
HUNDRED RUPEES
भारत INDIA
INDIAN NON JUDICIAL



ગુજરાત ગુજરાત GUJARAT

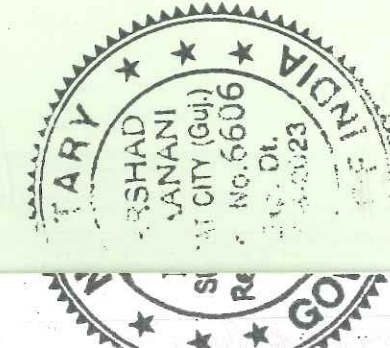
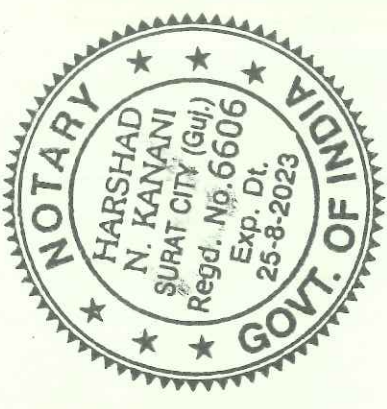
BN 892580

005307 1700 ધર્મદેવ અમરજીવણ
મણીષ એમ. ખુંટ યાત્રિક, બીજા
આઈડી નંબર - ૯૬૬
શ્રી. આર. હાર્શદ, સુપર ડાયમંડ ની સરનામું
સાથે, બીજી બંગલો વરાછા રોડ, સુર
સુરત ના રહેતા વેન્ડર લા. નં. ૬૦/૨૦૦૭
રહેતા વેન્ડરની સહી -
મણીષ એમ. ખુંટ
NOTARY
HARSHAD
N. KANANI
SURAT CITY (Guj.)
Regd. No. 6606
Exp. Dt.
25-8-2023
GOVT. OF INDIA
18 SEP 2018
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. Shaileshbhai Harjibhai Radadiya on Behalf of
M/s. RAGHUNANDAN ENTERPRISE promoter/duly authorized by the promoter
of RIVER PENTASKY vide its/his/her/their authorization.

...2...



...2...

I, Mr. Shaileshbhai Harjibhai Radadiya on Behalf of M/s. RAGHUNANDAN ENTERPRISE promoter/duly authorized by the promoter of RIVER PENTASKY do hereby solemnly declare, undertake and state as under that;

1. We have a legal title to the land on which the development of RIVER PENTASKY 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. Detail of encumbrances attached including detail of any rights, title, interest or name of any party in or over such land, along with details is as under **STATE BANK OF INDIA** Registered Mortgage of residential plot situated at R. S. No. 159 and 160, Block No. 166 (Old Block No. 142) T. P. No. 22 (Sarathana-Valak), F. P. 53 admeasuring 11981 sq. mtrs at Village: Valak, Tal.: Kamrej, Dist.: Surat.

3. The time period within which the project shall be completed by me/us is **15.12.2025.**

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.

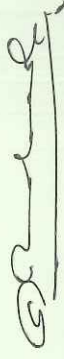
5. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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.

...3...

...3...

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.

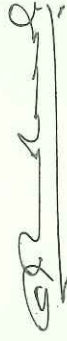


Shaileshbhai Harjibhai Radadiya

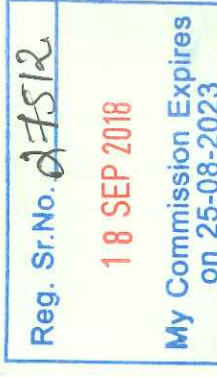
Verification

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

Verify by me at Surat on this 18th day of September 2018



Shaileshbhai Harjibhai Radadiya



BEFORE ME


HARSHAD N. KANANI
NOTARY
SURAT CITY (GUJARAT)
GOVT. OF INDIA