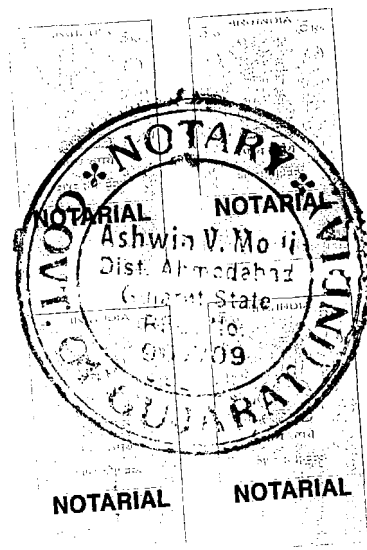


SR. No. 19884/2017
ASHWIN V. MODI
NOTARY
GOVT. OF GUJARAT (INDIA)
29 JUL 2017



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. Taral Prafull Bakeri who is authorised to sign, being director of Om Shanti Estates Pvt.Ltd., promoter of the ongoing project, /duly authorized by the promoter of the ongoing project, vide his authorization dated _____;

I, Mr. Taral Prafull Bakeri who is authorised to sign, being director of Om Shanti Estates Pvt.Ltd., promoter of the ongoing project / duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. M/S SANTOSH ASSOCIATE has a legal title to the land on which the development of the ongoing project is being carried on/proposed project is to be carried out
Details of land owner in case of development agreement
Partners of Santosh Associates
(1) Mr. Taral Prafull Bakeri
(2) Mrs. Prachi Taral Bakeri
(3) Mr. Kartik Prafull Bakeri

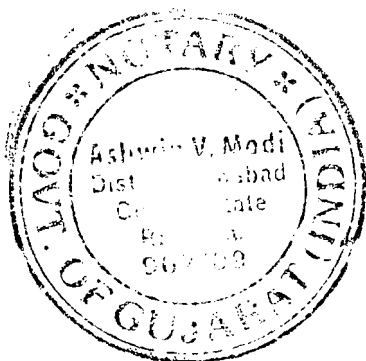
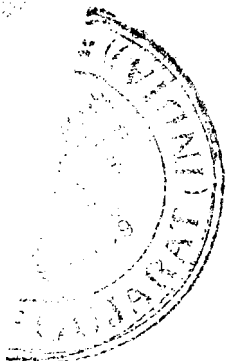
AND

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 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 promoter is 31-May-2021.
4. That seventy per cent of the amounts realised 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.

That within a period of three months of the application for registration of the project, deposit in the separate bank account, seventy per cent. of the balance amounts which are

THE AHMEDABAD MERCANTILE
CO-OP BANK LTD.,
PALDI, AHMEDABAD-380007
GUJ/SOS/AM/AV/ 214/2008-
INDIA
STAMP DUTY
GUJARAT
72866
196485
SPECIAL
ADHESIVE
JUL 29 2017
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to be realized from the allottees, and shall be withdrawn from the separate account, in the manner permissible under rule 5 of Gujarat Real Estate (Regulation and Development) (General) Rules, 2017.

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 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.
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 utilised 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.

SIGNED
BEFORE ME

Ashwin V. Modi

ASHWIN V. MODI
NOTARY
GOVT. OF GUJARAT

[Signature]

Deponent

Verification

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

29 JUL 2017

Verify by me at _____ on this _____ day of _____.

[Signature]

Deponent

