

P8 3001 -



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Serial No. 50995 J2019

CB Dave

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

24 OCT 2019

Affidavit cum Declaration of Mr. Kaivan J. Shah duly authorized by the promoter Ratnabhumi Buildspace LLP for project Turquoise-IV, vide R.S. No.308/3 & 309, Block No.B, TP-86(Sarkhej+Kaf+ Fatewadi+Makarba), FP-10/3+11, Moje Sarkhej, District Ahmedabad, with area of Plot:5280 s.q.m. and authorization dated 31/08/2019.

I, Kaivan J. Shah duly authorized by the promoter Ratnabhumi Buildspace LLP do hereby solemnly declare, undertake and state as under that;

1. Ratnabhumi Buildspace LLP has a legal title to the land on which the development of Turquoise IV 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. the said land is free from all encumbrances except Registered Simple Mortgage Deed executed by M/s. Ratnabhumi Buildspace LLP in favour of Shriram City Union Finance Ltd. vide No.4040, dtd.28.03.2018 obtained loan of Rs 40000000/- against the mortgage of the project land with Shriram City Union Finance Ltd.
3. the time period within which the project shall be completed by me/us is 31-12-2021

Ⓟ

Kaivan J. Shah

SAHAKARI BANK LTD
LAW GARDEN
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INDIA

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. The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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.



Verification

Deponent
RATNABHUMI BUILDSPACE LLP
Kaivan J. S.
DESIGNATED PARTNER

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

Verify by me at _____ on this _____ day of _____



Notary's
Stamp

Deponent
RATNABHUMI BUILDSPACE LLP
Kaivan J. S.
DESIGNATED PARTNER

BEFORE ME
CBDave
CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA
24 OCT 2019





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भारतीय विनिर्दिष्टाधिकरण
GOVERNMENT OF INDIA
केवल निदेशिका शाह
Kavali Indrakumar Shah
DOB: 09-08-1985
Gender: Male
2168 3340 8017
अपात - आम आदमी का अधिकार

Kavali Shah

भारतीय विनिर्दिष्टाधिकरण
GOVERNMENT OF INDIA
Address:
श्रीमती/कावेरी शाह, निदेशिका शाह
वा. 178 / श्री. दामोदर शाहजी
मिनिम, 4 वा. मजला, कम. नं. 59,
राम राम मोहन रोड, प्रथमा सम, गिगाण,
मुंबई, महाराष्ट्र, 400004
S/o: Indrakumar Shah, 178 / B,
Damodar Waji Building, 4th Floor,
Room No. 59, Raja Ram Mohan Roy
Road, Near Abhyankar Institute,
Prathana Samal, Mumbai, Girgaon,
Mumbai, Maharashtra,
400004



True Copy of Resolution passed by all the partners on 31/08/2019.

The partners of Ratnabhumi Buildspace LLP hereby solemnly affirm and declare that Kaivan J. Shah is authorized to act and appear on behalf of the Firm and to produce accounts, documents etc. and to receive any document in relation to The Real Estate (Regulation and Development) Act, 2016.

All his actions in relation to this business will be binding on us.

Full Name: Baljeetsingh Surjeetsingh Bagga

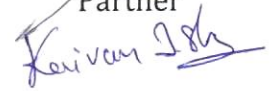
Signature:



Partner

Full Name: Kaivan Jitendrakumar Shah

Signature:



Partner

Acceptance as an authorized signatory

I Kaivan Shah hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Place: Ahmedabad

Date: 31-08-2019



RATNABHUMI BUILDSPACE LLP

Corporate Office: 207, Turquoise, Panchvati Cross Roads, C G Road,
Ahmedabad - 380 006 | Contact: 079 26424209 | sales@ratnagroup.co.in

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