

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL



GUJARAT

BN 011106

अनुक्रम नं.: ३३५५ ता.: ०३.१०.१८/३१.१०.०८

प्रतीकारण नाम: शिवजी. शाह विला. ३११८

सरनाम: शिवजी. शाह विला. ३११८

हस्ता: शिवजी. शाह

सरनाम: शिवजी. शाह विला. ३११८
गायत्री चौक, गोत्री गाम
वडोदरा.

शिवजी. शाह
रजि. नं.: ३३६/२०१०

Form "B" (See rule 3 (4))

Regd. No.: 13576

Date: 24/10/2018

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. Samir R. Shah promoter /duly authorized by the promoter of Ratnakar Resicom (Name of proposed project), FP NO- 8/1 , TP NO .3 , OP NO - 94 , AREA OF PLOT 3393 , VILL. Sevasi , DIST. Vadodara, AUTHORITY NAME : VADODARA URBAN DEVELOPMENT AUTHORITY , vide its/his/her/their authorization dated 21/10/2014.

I, MR. Samir R. Shah promoter/duly authorized by the promoter of Ratnakar Resicom (Name of the proposed project) vide its/his/her/their authorization dated 21/10/2014, do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of Ratnakar Resicom (Name of the proposed project) is proposed;

OR

Samir R. Shah have/has a legal title to the land on which the development of Ratnakar Resicom
(Name 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 promoter for development of the real estate project is
enclosed herewith.

2. the said land is free from all encumbrances. OR
details of encumbrances NA including details of any rights, title, interest or name of any party in
or over such land, along with details.
3. the time-period within which the project shall be completed by me/us is **30/10/2019**.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an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.
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.

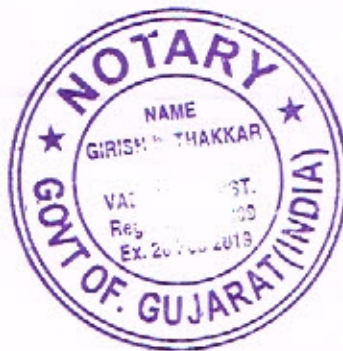


FOR RATNAKAR REALT
Deponent
PARTNER

Verification

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 VADODARA on this 3/10/2018



FOR RATNAKAR REALTY
PARTNER
Deponent

Notary's Stamp



Solemnly Affirmed/Declared
Sworn Before me by

GIRISH N. THAKKAR
NOTARY (Govt. of Gujarat)

04/10/2018