

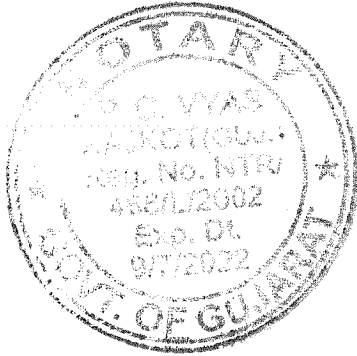


गुजरात गुजरात GUJARAT

BD 270429

[Signature]

श्री..... नो स्टैम्प पेपर नं..... 4 PCC (P)
अरीहणार..... नो स्टैम्प पेपर नं.....
इस्ट..... 20/09/2017



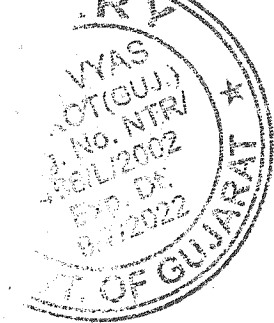
(अधीन नगीनभा २०१८)
स्टैम्प वेन्डर, ला. नं. ६३/०५
सीवील कोर्ट कम्पाउन्ड विलाग नं.-३
राजकोट.

FORM 'B'
[Sec 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. Vikramsinh Hematsinh Rathod, duly authorized by
the promoter i.e. M/s. Balaji Developers, vide its authorization dated 21.09.2017;



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I, Vikramsinh Hematsinh Rathod, duly authorized by the promoter, M/s. Balaji Developers do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project 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.

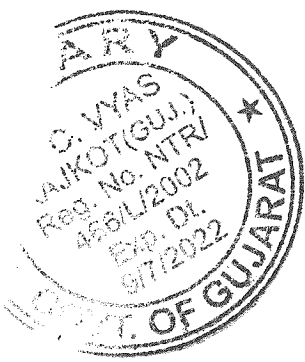
2. (A) There is no any encumbrance on land admeasuring 689.72 Sq. Mtr. situated at "Isckon Aashray", plot no.10 to 21 of F.P. No.25/12, R.S. No.595/2 paikie 10, Rail Nagar, Rajkot

AND

- (B) the details of encumbrances on the land admeasuring 2772.21 Sq. Mtr. Situated at plot no.23 to 31, 32 to 37, 46, 48, 49, 50, 51, and 53 to 60, of F.P. No.25/12, R.S. No.595/2 paikie 10, Rail Nagar, Rajkot including details of any rights, title, interest or name of any party, in or over land is as under:

Owner of the Land	:	M/s. Balaji Developers (Promoter)
Address of Land	:	Residential plot no.9, 23 to 31, 32 to 37, 46, 48, 49, 50, 51, 53 to 60 and 67 to 75 of F.P. No.25/12, R.S. No.595/2 paikie 10, Rail Nagar, Rajkot.
Area of the Land	:	Admeasuring about 2772.21 Sq. Mtr.
Type and Amount of Facility Enjoy by the promoter	:	Secured Overdraft of Rs.500.00 Lacs
Type of Instrument create Encumbrance	:	Instrument Relating Deposit of Title Deeds dated 03.06.2017.
Instrument Creating in favour of	:	The Co.-op. Bank of Rajkot Ltd., Saurashtra University Road, Rajkot.

3. The time period within which the project shall be completed by us is December, 2019.
4. That seventy per cent of the amounts realised by 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.



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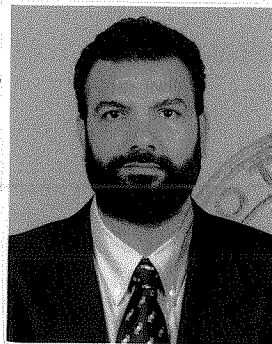
5. That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Verification

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

Verify by me at Rajkot on this 28TH day of September - 2017.

Deponent:



[Vikramsinh Hematsinh Rathod]

ATTESTED BY

P.C. Vyas
P.C. VYAS
Advocate & Notary
311, Amar Arcade,
1, Manhar Plot, RAJKOT,
Mo. 98980 88803

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Date 28/9/17

