



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Rajesh Vaswani** duly authorized by the promoter – **Sarthi Prospace LLP** for Project **Venus Pashmina**, vide S.No.212, Block No., TP-50(Bodakdev), FP-282, Moje Bodakdev, District Ahmedabad, with area of Plot: 7288.64 s.q.mtr. and authorization dated 10/02/2021.

I, **Rajesh Vaswani** duly authorized by the promoter - **Sarthi Prospace LLP** for project **Venus Pashmina** do hereby solemnly declare, undertake and state as under that;

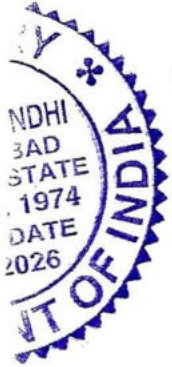
1. **Sarthi Prospace LLP** has a legal title to the land on which the development by **Sarthi Prospace LLP** for Project **Venus Pashmina** is proposed;

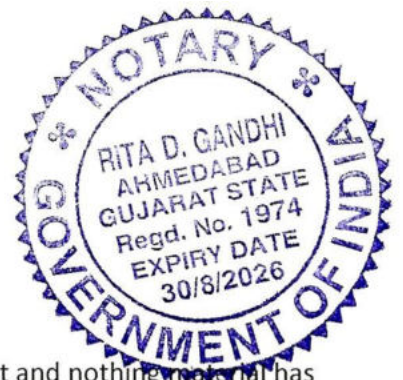
AND

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 an Indenture of Mortgage dated 24.02.2022 in favour State Bank of India registered with the Sub-registrar of Assurances under Serial No. 2322 towards loan facility availed amounting to Rs 86.70 crores. (Rs Eighty Six Crore Seventy Lakhs Only) and ongoing litigation as below:
 - a) Special Civil Applications nos. 15619 /2020, 15479/2020, 15687 /2020, 15679/2020 and 57 /2021 before the Hon'ble High Court of Gujarat; and
 - b) Regular Civil Suit no. 253/2020 before the Hon'ble Civil Court, Ahmedabad.
3. the time period within which the project shall be completed by me/us is **31/03/2026**
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, **SARTHI PROSPACE LLP**
R. Vaswani
PARTNERS/AUTHORISED SIGN.
Deponent





Verification

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

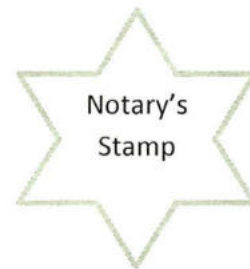
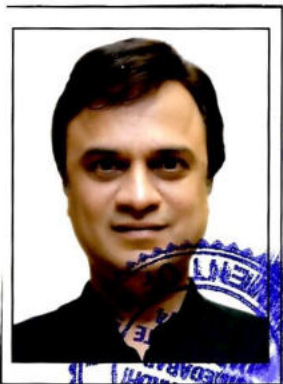
Verify by me at 23 APR 2022 on this _____ day of _____

For, SARTHI PROSPACE LLP

R. Vaswani

PARTNERS/AUTHORISED SIGN.

Deponent



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
RITA D. GANDHI
NOTARY
GOVT. OF INDIA

23 APR 2022

