

Date: 17/06/2020



SUNDARAM APL.

A circular notary seal for Sonal H. Gandhi, a Notary Public in Surat City, Gujarat. The seal features the text "NOTARY" at the top, "SONAL H. GANDHI" in the center, "SURAT CITY (GUJARAT)" below the name, "REG. NO. 5464" and "EXPIRY DATE 03/03/2023" at the bottom, and "GOVT. OF INDIA" around the perimeter. There are four stars separating the text segments.

Book No.: 168
Date: 17 OCT 2018

NOTARY
GOVT. OF INDIA /
SURAT (GUJARAT) :

Affidavit cum Declaration of Mr. Virajbhai N Patel promoter/duly authorized by the promoter of Viviana flats, vide its/his/her/their authorization dated 15-10-2018 Block No .186 T.P.10 (Pal) F.P.67 Ta.Adajan Di.Surat

I, Mr. Virajbhai N Patel promoter/duly authorized by the promoter of Viviana flats 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 Viviana flats 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.
3. the time period within which the project shall be completed by me/us is 31/12/2020
4. Seventy percent of the amounts realised by 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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act

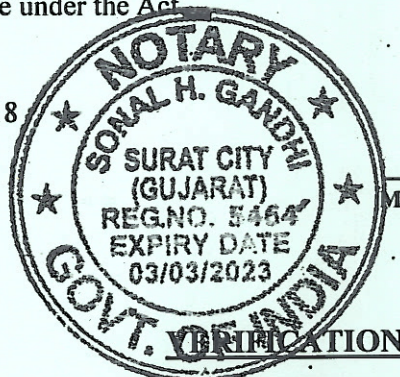
Place: Surat

Date: 15-10-2018

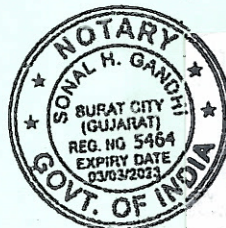
Deponent For VED RISE

[Signature]
PARTNER

Mr. Virajbhai N Patel



The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verify by me at surat on this 15-10-2018



Deponent. For VED RISE

[Signature]
PARTNER

Mr. Virajbhai N Patel

IDENTIFIED BY ME
[Signature]

Serial No.: 500854
Book No.: 166
Date: 17 OCT 2018

ATTESTED
[Signature]
SONAL H. GANDHI
NOTARY
GOVT. OF INDIA /
SURAT (GUJARAT)