

SERIAL No. 4387 / 2023

[Signature]

MOHAMMEDIMRAN H. NAGORI
NOTARY
GOVT. OF INDIA

12 JUL 2023



IE 0000506453

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

300/-

A7/87
12/07

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Yunus Yasin Qureshi** duly authorized by the promoter – **Best Realty** for Project **BEST QALB**, vide C.S.No./R.S.No.9/2+3, Block No., TP- 85 (Sarkhej-Makarba-Okaf), O.P.No. 82/2+82/3, FP-82/2, Moje Okaf, District Ahmedabad, with area of Plot: 1213 (Net Plot Area 1147.13) s.q.mtr. and authorization dated 10/01/2023.

I, **Yunus Yasin Qureshi** duly authorized by the promoter - **Best Realty** for project **BEST QALB** do hereby solemnly declare, undertake and state as under that;

1. **Best Realty** has a legal title to the land on which the development by **Best Realty** for Project **BEST QALB** is proposed;

AND

a legally valid authentication of title of such land along with 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 **31/12/2028**.
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.

FOR, **BEST REALTY**

PARTNER

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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

PARTNER
Deponent

Verification

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

12 JUL 2023

Verify by me at Ahmedabad on this 12th day of July, 2023

Presented Along With Parties, Explain
The Details of The Documents &
IDENTIFIED BY ME

ADVOCATE

Name :

Sanad No.



FOR BEST REALTY

PARTNER
Deponent

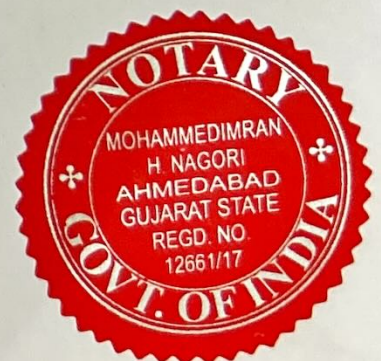


**SOLEMNLY AFFIRMED
BEFORE ME**

Mohammedimran H. Nagori

**MOHAMMEDIMRAN H. NAGORI
NOTARY
GOVT. OF INDIA**

12 JUL 2023





ભારત સરકાર
Government of India



Download Date: 30/09/2020



કુરેશી યૂનુસ
Qureshi Yunus
જન્મ તારીખ/DOB: 27/05/1969
પુરુષ/ MALE

Issue Date: 29/09/2020



6909 3635 1019

VID : 9154 7361 6056 5917

મારો આધાર. મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

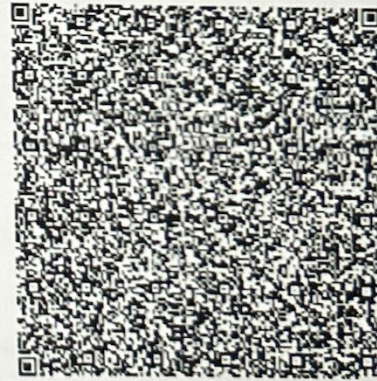


સરનામું :

યાસીન, એ-403 એપેક્સ એપાર્ટમેન્ટ, સનગમ સિનિમા
ની સામે, સિટી પલ્સ ગુલશન વિદ્યાલય ની બાજુમાં,
અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380055

Address:

C/O YASIN, A-403 APEX APPARTMENT,
OPP SANAGAM CINEMA, CITY PULSE NR
GULSHN SCHOOL, Ahmedabad City,
Ahmedabad,
Gujarat - 380055



6909 3635 1019

VID : 9154 7361 6056 5917



1947



help@uidai.gov.in



www.uidai.gov.in

Qureshi

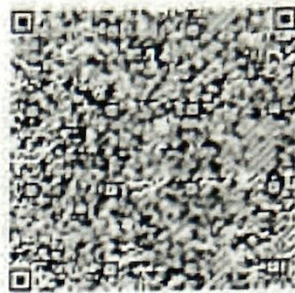
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABAFB5805F



नाम / Name
BEST REALTY

07012023

निगमन / गठन की तारीख
Date of Incorporation/Formation
02/01/2023



FOR, BEST REALTY

[Signature]
PARTNER



True Copy of Resolution passed by all the partners on 10/01/2023.

The partners of **Best Realty** hereby solemnly affirm and declare that **YUNUS YASIN QURESHI** 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: YUNUS YASIN QURESHI

Signature:


Partner

Full Name: JUNED RAFIQUDDIN KADRI

Signature:


Partner

Full Name: ARSHIYA MUSHTAQ KADRI

Signature:


Partner

Full Name: RUBEEN RAFIQUDDIN KADRI

Signature:


Partner

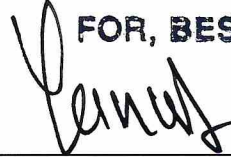
Acceptance as an authorized signatory

I YUNUS YASIN QURESHI 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: 10-01-2023



 **FOR, BEST REALTY**
PARTNER