

10993/2018 - 9 OCT 2018



गुजरात गुजरात GUJARAT

BM 125833

09 OCT 2018

ख.वं 7220 दि.

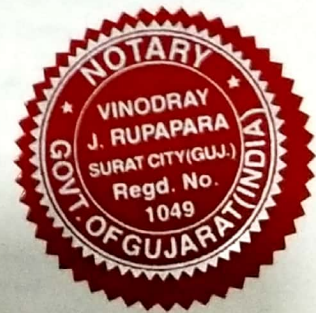
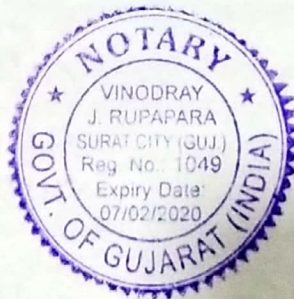
निलम अ. हरभाणी नाम :- महेन्द्र कुमार गोखलामाई धर्मगरी

रह, जीनोमान, रोयल आर्बेट रोड :- 187, कमला नर्स की बावली - 2,
सरबाठा जगतनाथ, सुरत.

स्टैम्प वेन्डर ला.नं. 1049/2019 हस्ता :-

वेन्डर की सही :- [Signature] सही :-

साधुदा, सुरत.
[Signature]



Verification

FORM 'B'

(See 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 Ms. **Varni Developers** promoter official address.- **T.P. S.No.-25(Mota Varachha) , F.p. no.-114/sub plot no.-01, block no.-15, 61 Mota Varachha - surat**- duly authorized by the promoter of **Nilkanth Avenue** site address- , **T.P. S.No.-25(Mota Varachha) , F.p. no.-114/sub plot no.-01, block no.-15 ,61 Mota Varachha Surat** vide its/his/her/their authorization dated **17/10/2017**.

I **Maresh Kumar Akbari** duly authorized by the promoter of **Varni Developers** their project **Nilkanth Avenue** do hereby solemnly declare, undertake and state as under that;

1. we have a legal title to the land on which the development of **Nilkanth Avenue** is carried out ,
2. Details of encumbrances from **ADITYA BIRLA Housing Finance Ltd.** including details of any rights, title, interest or name of any party in or over such land, along with details.

BANK NAME	LOAN AMOUNT	SECTION DATE
ADITYA BIRLA Housing Finance Ltd.	12,00,00,000	13.07.2018

3. the time period within which the project shall be completed by me/us is **31/12/2022**.

4. seventy per cent of the amounts realised by me/us for the real estate project from the allot tees, 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

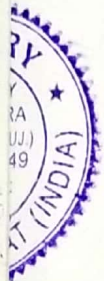
Deponent

Verification

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

Verify by me at Surat on this 9 Oct day of-2018

debi
Deponent



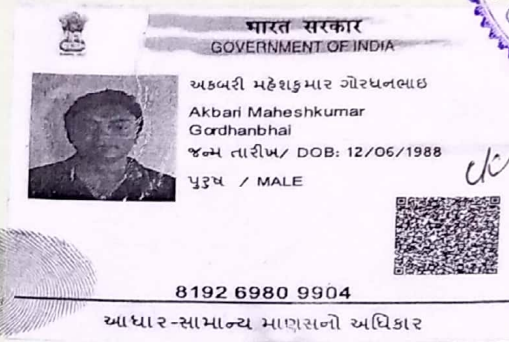
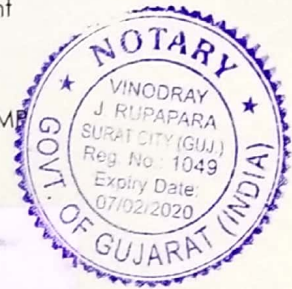
PHOTO



debi
NOTARY



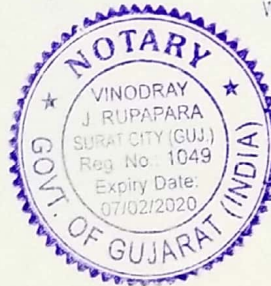
NOTARY'S STAMP



the undersigned does not take any responsibility of the contents of this document which has signed in my presence only

- 9 OCT 2018

Register Serial No. <u>10993/2018</u>
Date:- <u>- 9 OCT 2018</u>
My Commission Expires on 7th February 2020



BEFORE ME

Vinodray J. Rupapara
VINODRAY J. RUPAPARA
NOTARY
SURAT CITY (GUJ.)
GOVT. OF GUJARAT

Rakesh K. Domadiya

(Advocate & Legal Advisor)

office : E/105, Ambic Park, Sitanagar chowk, Punagam, Surat.

mobile no. : 9909098887

ENCUMBRANCE CERTIFICATE

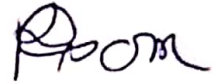
This is to certify that the land bearing Dist. Surat, tal. Adajan. Village- Motavaraccha Block No : 15, 61 admeasures Total 12545 Sq.Mtrs. Redistributed In T.P.Scheme No. 25 Mota varachha Final Plot No. 114 Sub Plot No. 1,2 Piky Sub Plot No. 1 admeasured 3020 Sq. Mtrs. Land is Owned by VARNI DEVELOPERS Partnership Firm.

Going Through The Necessary Documents Furnished Before me and on Certain Inspection, I Conclude That The above Said Land Stand In Name of VARNI DEVELOPERS Partnership. Firm Till Date And the Said Property Is on Encumbrance Of Rs. 12,00,00,000 (TWELVE Crore Only) From Aditya Birla Housing Finance Ltd.

Place : Surat

Date : 13/02/2019




Rakesh K. Domadiya
(Advocate)
Office: E/105, Ambica Park,
Sitanagar Chowk, Punagam,
SURAT. Gujarat