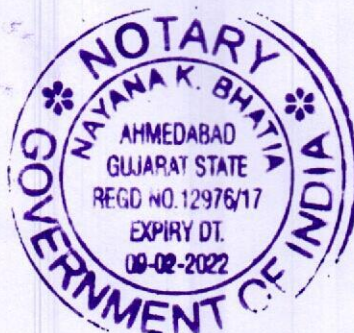


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OK K. Blakes
NOTARY

2 SEP 2021

Form 'B'
See Rule 3(4)

AFFIDAVIT CUM DECLARATION

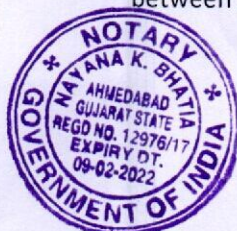
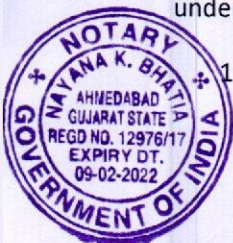
Affidavit cum Declaration of Mr. MANSUKH AMBABHAI POKAL, as a Director and authorized signatory of RUSHIKESH REALITY PRIVATE LIMITED, promoter of the proposed project CHIRAG APARTMENT vide authorization.

I, Mr. MANSUKH AMBABHAI POKAL, as a Director and authorized signatory of RUSHIKESH REALITY PRIVATE LIMITED, promoter of the proposed project CHIRAG APPARTMENT 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 CHIRAG APPARTMENT 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.



THE AHMEDABAD MARCANTILE
CO.-OP BANK LTD.
GIRDHANAGAR BRANCH
AHMEDABAD - 380004
No.GU/2005/14971/AN/01/2016
Signature
DECLARATION
I, REKHA
do hereby declare,
that the above is
a true and correct
copy of the
original document
submitted to me
for the purpose
of the above
mentioned
document.
Date: 31.8.2021
Signature
Stamp
365019
GUJARAT
Stamp Duty
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SPECIAL ADHESIVE
5622 6418405



2. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by me/us is 30/06/2023
4. Seventy percent of the amounts realized by me/us for the real estate project from the allottees, from time to time, shall be deposited 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 The amounts from the separate bank account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate bank accounts should be withdrawn after it is certified by an architect, an engineer and a chartered accountant in practice that the withdrawal is in proportion of the percentage of completion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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for particular project have been utilized 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 authority.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[Handwritten Signature]

Deponent

Verification

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

Verified by me at _____ on this _____ day of _____ 2021.

IDENTIFIED BY ME

[Handwritten Signature]

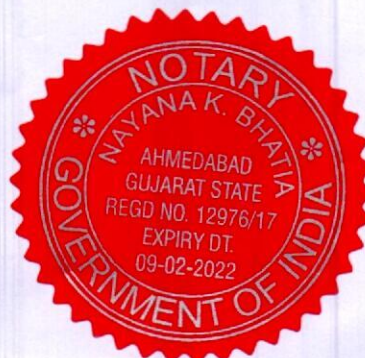
ADVOCATE
NIRANJAN H. PATEL
SANAD No.: G / 709 / 80

Deponent

BEFORE ME

[Handwritten Signature]
NAYANA K. BHATIA
NOTARY
GOVT. OF INDIA

1-2 SEP 2021





THE AHMEDABAD MARCANTILE
CO - OP BANK LTD.
GIRDHARNAGAR BRANCH
AHMEDABAD - 380004

No.GUJ / SOS / AUTH / AV / 400 / 2016



INDIA

STAMP DUTY
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300/-
SPECIAL ADHESIVE

Rs. ≈ 0000300 ≈ 31.8.2021

365549

GUJARAT

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FORM B-1

AFFIDAVIT CUM DECLARATION

SR. NO. 13426 2021

NOTARY
2 SEP 2021

Affidavit cum Declaration of Mr MANSUKH AMBABHAI POKAL as director and authorized signatory of RUSHIKESH REALITY PRIVATE LIMITED promoter of CHIRAG APPARTMENT Project vide authorization.

Mr MANSUKH AMBABHAI POKAL Director and authorized Signatory of RUSHIKESH REALITY PRIVATE LIMITED Promoter of CHIRAG APPARTMENT Project do hereby solemnly declare, undertake and state as under that;

1. We have entered into an agreement with Members of CHIRAG APPARTMENT

by way of Registered Development Agreement Registered on date 31st May 2021 at Sub Registrar Office Ahmedabad - 3 Memnagar to develop Land Bearing FP No 734, TP No - 3/5, admeasuring 691 Sq Mtrs, Taluka Sabarmati, Ahmedabad (Said Land)

2. The Members of CHIRAG APPARTMENT has legal title to the land on which development CHIRAG APPARTMENT Project being carried out;

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

3. The said land is free from all encumbrances.
4. That we will abide by all the conditions of the registered development agreement and fulfill all our obligations under the said agreement, specifically the obligation of making all full payments towards consideration for the land/development rights. We will keep the authority apprised for the scheduled payment having been made from time to time towards the cost of the land. This will be incorporated in form -3 submitted on quarterly basis.
5. That we will be liable for fulfillment of our obligations under the act towards the allottees of the units

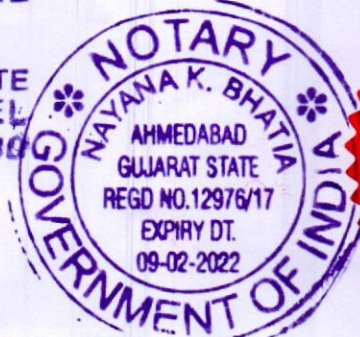
Verification

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

Verify by me at _____ on this _____

IDENTIFIED BY ME

ADVOCATE
NIRANJANI H. PATEL
ANAD No.: G / 709 / 80



Deponent

BEFORE ME

NAYANA K. BHATIA
NOTARY
GOVT. OF INDIA

2 SEP 2021



300/-

Form B-2

AFFIDAVIT CUM DECLARATION

Joint Affidavit cum Declaration of

SR. No. 13425/2021

N. K. Bhatia

NOTARY

2 SEP 2021

1. Affidavit cum declaration of Mr MANSUKH AMBABHAI POKAL Director and authorized Signatory of RUSHIKESH REALITY PRIVATE LIMITED promoter of Proposed project CHIRAG APPARTMENT vide his authorization.

And

2. Members of CHIRAG APPARTMENT owner of the Project land duly authorized vide authorization.

We

1. RUSHIKESH REALITY PRIVATE LIMITED, Promoter of CHIRAG APPARTMENT And
2. Members of CHIRAG APPARTMENT owner of the project land do hereby solemnly declare, undertake and state as under that :
a. We have entered in to Registered Development Agreement Registered on date 31st May 2021 at Sub Registrar Office Ahmedabad - 3 Memnagar to develop Land Bearing FP No - 734, TP No - 3/5, admeasuring 691Sq. Mtrs, Taluka Sabarmati Ahmedabad (Said Land).
b. The Members of CHIRAG APPARTMENT has the legal title to the land on which the development CHIRAG APPARTMENT Project being carried out ;

AND

A legally valid authentication of title of such land along with the authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

- c. The said land is free from all encumbrances.
d. That we will abide by all the conditions of the registered development agreement and fulfill all our obligations under the said agreement, specifically the obligation of transfer of title to the allottees of the units and / or association of the allottees of the project in accordance with the provisions of section 17 of the Rera Act
e. That we undertake to sign and execute all documents necessary for conveyance/transfer of the units to the allottees, as and when handing over of the physical possession and conveyance is due as per act.



THE AHMEDABAD MARCANTILE
CO-OP BANK LTD.
GIRDHARNAGAR BRANCH
AHMEDABAD - 380004
No. GUJ / SOS / AUTH / AN / 400 / 2018
INVOICE
RS. 0000300
31.8.2021
GUJARAT
5621 5917454



MCS
Re



- f. That, arrangement by way of the registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of the allottees of the project.

Deponent 1)

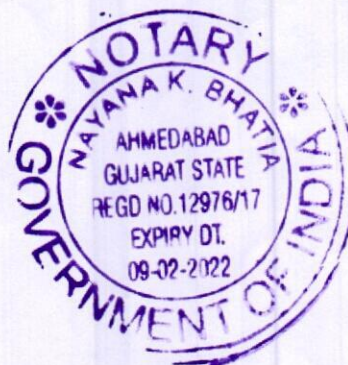
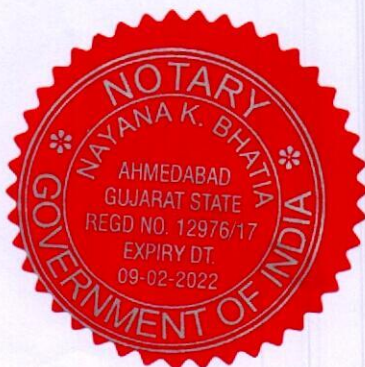
[Signature]

Verification

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

Verify by me at _____ on this _____

Deponent 1)



BEFORE ME

[Signature]
NAYANA K. BHATIA
NOTARY
GOVT. OF INDIA

- 2 SEP 2021

IDENTIFIED BY ME

[Signature]
ADVOCATE
NIRANJAN H. PATEL
SANAD No.: G / 709 / 80

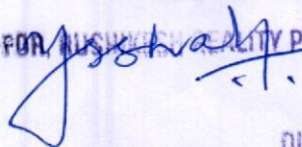
AUTHORITY LETTER

Minutes of the meeting of board of Directors of the Company held on 01/09/2021 at 11:00 AM at the registered office of the company **RUSHIKESH REALITY PRIVATE LIMITED** at 401 NEELKANTH PLAZA SHAHIBAUG ROAD AHMEDABAD GJ 380004 IN

We are the Director of **RUSHIKESH REALITY PRIVATE LIMITED** having its office at at 401 NEELKANTH PLAZA SHAHIBAUG ROAD AHMEDABAD GJ 380004 IN. Authorize **MR. MANSUKH AMBABHAI POKAL**, to apply , sign, appear, represent us in connection with the application for project registration with Gujarat Real Estate Regulatory Authority and produce documents and details connected therewith.

All the action carried out by our Director **Mr MANSUKH AMBABHAI POKAL** shall be binding to Company.

We the undersigned hereby declare that we have read understood and agree to the terms of this consent cum authority letter and the same shall be binding to all the present and future Directors, their heirs and assigns.

Sr.No	Name	Signature
1	MANSUKH AMBABHAI POKAL	 FOR RUSHIKESH REALITY PVT. LTD. DIRECTOR
2	YOGENDRA SHANTILAL SHAH	 FOR RUSHIKESH REALITY PVT. LTD. DIRECTOR

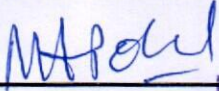
ACCEPTANCE OF AN AUTHORIZED SIGNATORY

I, MANSUKH AMBABHAI POKAL, Director of **RUSHIKESH REALITY PRIVATE LIMITED**, do accept and agree to be appointed as Authorized Signatory.

I, will undertake and perform all the mentioned acts, deeds and things, etc for the proposed project **CHIRAG APPARTMENT** on behalf of the Company.

For

FOR, RUSHIKESH REALITY PVT. LTD.



DIRECTOR

MANSUKH AMBABHAI POKAL

Date : 01/09/2021

Place : AHMEDABAD