

Sr. No. 81/334 /2021

SUNIL A. JAIN
NOTARY
GOVT. OF INDIA
29 JUN 2021

NUTAN NAGRIK SANDHARI
BANK LTD.
ODHAV BRANCH
BARCELONA CAMPUS
AHMEDABAD - 382415
GUJ / SOS / AUTH / A / 1384 / 2016



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FORM 'B'
[See rule 3(4)1]

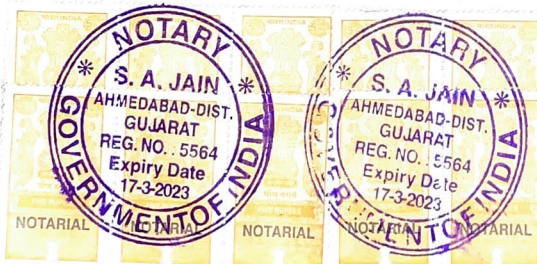
Affidavit cum Declaration

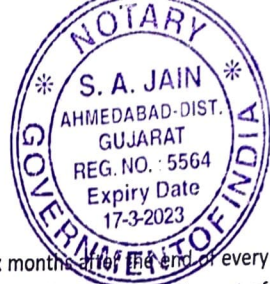
Affidavit cum Declaration of Mr. Vineet D. Vasishtha, promoter of the proposed project and duly authorized Signatory and partner of AAKANSHA DEVELOPERS PRIVATE LIMITED the proposed project, Zion Heights (Zion Heights, Beside Shreedhar Parivar Lane, Nr. Shyamaji Farm, S.P. Ring Road, Vastral, Ahmedabad-382418.), vide his authorization dated 15 June, 2021.

R.Survey no. 59/1, Final Plot no. 33/1, TPS No. 117 (Vastral) Draft Sanctioned, village Vastral, taluka Vatva, District Ahmedabad, PIN 382418 admeasuring 3369 sq.mts. area being developed by AAKANSHA DEVELOPERS PRIVATE LIMITED.

I, Vineet D. Vasishtha, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed Zion Heights.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31 March, 2026.
4. That seventy per cent of the amounts realised by me/promoter 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. That I/promoter 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. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Mr. Vineet D. Vasishtha.

Deponent

FOR, AAKANSHA DEVELOPERS PVT. LTD.

V. Vasishtha
DIRECTOR

Verification

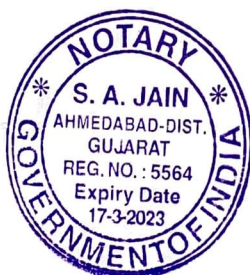
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Ahmedabad on this 29 JUN 2021 day of June

Deponent

FOR, AAKANSHA DEVELOPERS PVT. LTD.

V. Vasishtha
DIRECTOR



SOLEMNLY AFFIRMED
BEFORE ME

Sunil A. Jain

SUNIL A. JAIN
NOTARY
GOVT. OF INDIA

29 JUN 2021





AAKANSHA

Developers Pvt. Ltd

we create dreams, with beams

Aakansha Developers Pvt. Ltd

201, RadheKishan Complex,
Opp. Karnavati Mega Mall,
Takshshila School Road,
Vastral, Ahmedabad - 382418

Contact : +91 777 88888 68

Date :

AUTHORIZATION LETTER

This is to Notify to whom so ever it may concern that we partners of AAKANSHA DEVELOPERS PRIVATE LIMITED, A partnership firm having its office A Block, Shop No.201, Radhekrishna Residency & Comm. Complex, Opp. Karnavati Mega Mall, Vastral, Ahmedabad-382418 and its PAN : AATCA9599G do hereby with this letter Authorize Vineet D. Vasishtha., partner of AAKANSHA DEVELOPERS PRIVATE LIMITED to sign, re-present, Act as an Authorized Signatory in RERA and RERA Related matters.

We also Give Authority to him to as Project Head in the said project "Zion Heights" situated at Beside Shreedhar Parivar Lane, Nr. Shyamaji Farm, S.P. Ring Road, Vastral, Ahmedabad-382418 admeasuring 3369 sq.mts. area, village Vastral, taluka Vatva, District Ahmedabad.

Partners other than Vineet D. Vasishtha.

FOR, AAKANSHA DEVELOPERS PVT. LTD.

1. Harsh Ladani : *Harsh Ladani*
DIRECTOR

I Vineet D. Vasishtha accept as above & give my full consent to above & sing below:

FOR, AAKANSHA DEVELOPERS PVT. LTD.

V. Vasishtha
DIRECTOR