

Serial No. 50994/2019

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

24 OCT 2019

FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kaivan J. Shah duly authorized by the promoter **Ratnabhumi Buildspace LLP** for project **Turquoise-2**, vide R.S. No.308/3 Block No.A, TP-86(Sarkhej+Okaf+Fatewadi+Vakarbaj, JP 10/3, Moje Sarkhej, District Ahmedabad, and authorization dated 10/10/2017.

I, Kaivan J. Shah duly authorized by the promoter **Ratnabhumi Buildspace LLP** for **Turquoise-2** do hereby solemnly declare, undertake and state as under that;

1. Ratnabhumi Buildspace LLP has a legal title to the land on which the development of **Turquoise-2** 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 except Registered Simple Mortgage Deed executed by M/s. Ratnabhumi Buildspace LLP in favour of Kotak Mahindra Bank Ltd. vide Sr.No.6804, dtd.23.05.2019 as the said owner-developer has obtained loan for an amount of Rs 6,00,00,000 against the mortgage of the entire 5th floor.
3. the time period within which the project shall be completed by me/us is 01/11/2020.
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.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

RATNABHUMI BUILDSPACE LLP

DESIGNATED PARTNER

Deponent

MUTAN NAGARK SANKARI BANK LTD.
LAW GARDEN BRANCH,
AHMEDABAD.

STAMP DUTY
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SPECIAL ADHESIVE
Rs. 000300
24.10.2019
GUJARAT
3587 8526813

CHAITALI B. DAVE
AHMEDABAD DIST.
GUJARAT STATE
REGN. No. 12655/17
EXPIRY DATE
29/10/2022

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Verification

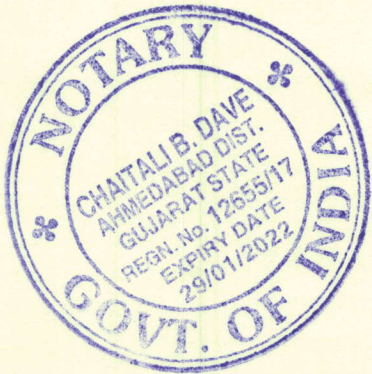
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at _____ on this _____ day of _____

RATNABHUMI BUILDSPACE LLP
Kaivan 28
DESIGNATED PARTNER
Deponent



Notary's
Stamp



BEFORE ME

CB Dave

CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA

24 OCT 2019

