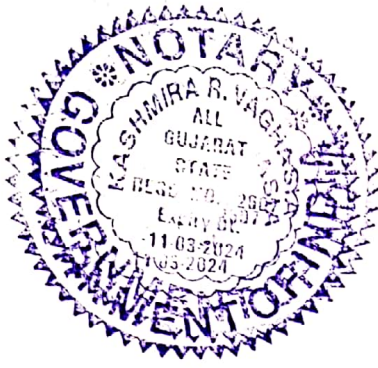




THE KALUPUR COMMERCIAL
CO-OP BANK LTD.,
BODAKDEV, AHMEDABAD-380054
GUJ/SOS/AS/TH/VI/207/2008



भारत 60221
134100

SPECIAL
ADHESIVE गुजरात
JUN 17 2019

12:28
R.0000100/- PB6583

INDIA

STAMP DUTY

GUJARAT

SERIAL NO. 958/2019

FORM 'B'

(See rule 3 (4))

17 JUN 2019

NOTARY

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

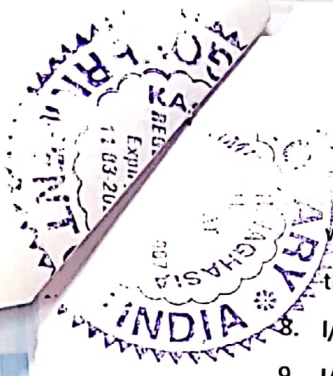
Affidavit cum Declaration

Affidavit cum Declaration of Mr. BHAYANI RAJESH BHANABHAI promoter /duly authorized by the promoter of SHREE RAM CORPORATION (RATNAM SAMPADA), vide its/his/her/their authorization dated 24/12/2018.

I, BHAYANI RAJESH BHANABHAI promoter/duly authorized by the promoter of SHREE RAM CORPORATION (RATNAM SAMPADA), do hereby solemnly declare, undertake and state as under that;

1. we have a legal title to the land on which the development of RATNAM SAMPADA 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.
3. the time period within which the project shall be completed by me/us is 30/03/2024.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

R. B. Bhayani



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.

R. B. Bhargava
Deponent

Verification

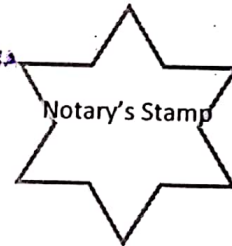
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Ahmedabad on this 17th day of June 2019

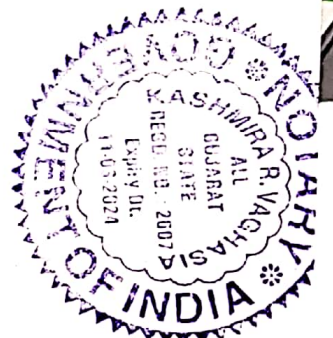
R. B. Bhargava
Deponent



SOLEMNLY AFFIRMED
BEFORE ME
[Signature]
KASHMIRA R. VAGHASIA
NOTARY
GOVT. OF INDIA



17 JUN 2019





SHREE RAM
CORPORATION

Date : 01/01/2018

AUTHORITY LETTER

It is decided by the partners of the firm Shree Ram Corporation that **RAJESH B. BHAYANI** working partner of the firm and authorized for all the work of Registrar, Sub Registrar Ahmedabad and for plan in Municipal Corporation in relation to construction of building, with the department of RERA for executing the documents and for all the communication/ papers or appearance and giving legal effect or to get the registration procedures done on behalf of other partner.

For Shree Ram Corporation

SHREE RAM CORPORATION

R. B. Bhayani
Partner

RAJESH B. BHAYANI

SHREE RAM CORPORATION

Chamanlal R. Bhuvra
Partner

CHAMANLAL R. BHUVA



A-1103, "RATNAM PANORAMA" Gala Gymkhana Road, South Bopal, Ahmedabad-380058.



THE KALUPUR COMMERCIAL
CO-OP BANK LTD.,
BODAKDEV, AHMEDABAD-380054
DIKsha
GUJ/SOSIAUTH/VI 207 (2008)

भारत 65566
173101
SPECIAL
ADHESIVE
गुजरात
SEP 25 2019
12:38
Rs. 0000300/- PB6583
INDIA STAMP DUTY GUJARAT

FORM B-I

[Gujarat RERA Order - 23 dt. 23/05/2019]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE
PROMOTER

Affidavit cum Deceleration

Affidavit cum Deceleration of Mr. RAJESH B. BHAYANI promoter of
the proposed project (**RATNAM SAMPADA**) /duly authorized by the
promoter of the proposed project (**RATNAM SAMPADA**), vide
its/his/their authorization dated 02/01/2018

I Mr. RAJESH B. BHAYANI promoter of the proposed project / duly
authorized by the promoter of the proposed project (**RATNAM
SAMPADA**) do hereby solemnly declare, undertake and state as under:

1. I/We have entered into an agreement with **Mrs. MADHUBEN C. BHUVA & Mrs. KAVITABEN R. BHAYANI** [Name of the project land owner(s)/lessor(s)] by way of registered Development agreement No. 22574 agreement, Registered on date 24-12-2018 at sub Registrar office Wadaj, Ahmedabad-2 to develop the land bearing Survey No 847, FP No 151, TPS No. 44 of Chandkheda Village/City said land)
2. That **Mrs. MADHUBEN C. BHUVA & Mrs. KAVITABEN R. BHAYANI** [Name of the project land owner(s)/lessor(s)] have/has a legal title to the land on which the development of the proposed project (**RATNAM SAMPADA**) is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said (and is free from ail encumbrances.

✓



3. That I/we will abide by all the conditions of the Development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights, I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by u& on a quarterly basis.
4. That, I/We will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.

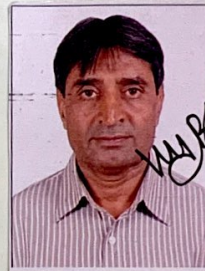
R.B. Bhagui
Deponent

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 25th day of September 2019.

R.B. Bhagui
Deponent



Sr.No. 229 / 2019
SOLEMNLY AFFIRMED
Before Me
On 25th Sept. 2019.
Vasavdatta Bhatt
NOTARY
CENTRAL GOVERNMENT

ભારત સરકાર
Government of India

ભાયાણી રાજેશ
Bhayani Rajesh
જન્મ તારીખ / DOB : 01/06/1963
પુરુષ / Male

5951 8357 7907

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: નો પુત્ર: ભાણભાઈ, 901, રત્નમ
ટાવર, જજ્જ બંગ્લોઝ રોડ, બોડકદેવ,
અમદાવાદ શહેર, અમદાવાદ, બોડકદેવ,
ગુજરાત, 380054

Address: S/O: Bhanabhai, 901, ratnam
tower, judges bungalows road, bodakdev,
Ahmedabad City, Ahmedabad, Bodakdev,
Gujarat, 380054

5951 8357 7907

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

CERTIFIED
TRUE COPY
V. Bhanabhai
NOTARY
Date :- 25-9-2019 .



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE
PROMOTER

Affidavit cum Deceleration

Joint Affidavit cum Deceleration of

1. Mr. RAJESH B. BHAYANI promoter of the proposed project
(**RATNAM SAMPADA**) /duly authorized by the promoter of the
proposed project, vide its/his/their authorization dated
02/01/2018.

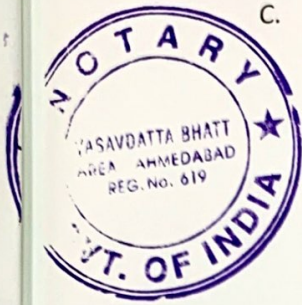
2. **Mrs. MADHUBEN C. BHUVA & Mrs. KAVITABEN R. BHAYANI**
owner/lessor of the project land/ duly authorized by the
owner/lessor of the project land, vide its/his/their authorization
dated 02/01/2018

We (1) **Mr. RAJESH B. BHAYANI** promoter of the proposed project/
on which the development of the proposed project (**RATNAM
SAMPADA**) / duly authorized by the promoter of the proposed
project AND (2) **Mrs. MADHUBEN C. BHUVA & Mrs. KAVITABEN R.
BHAYANI** owner/ lessor of the project land do hereby solemnly
declar, undertake and state as under :-

- A. I/We have entered into an agreement with **Mrs. MADHUBEN C.
BHUVA & Mrs. KAVITABEN R. BHAYANI** [Name of the project
land owner(s)/lessor(s)] by way of registered Development
agreement No. 22574 agreement, Registered on date 24-12-2018
at sub Registrar office Wadaj, Ahmedabad-2 to develop the land
bearing Survey No 847, FP No 151, TPS No. 44 of Chandkheda
Village/City said land)
- B. That **Mrs. MADHUBEN C. BHUVA & Mrs. KAVITABEN R. BHAYANI**
[Name of the project land owner(s)/lessor(s)] have/ has a legal
title to the land on which the development of the proposed
project (**RATNAM SAMPADA**) is to be carried out and a legally
valid authentication of title of such land along with an

✓

authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.



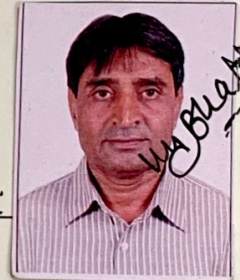
C. That, we will abide by all the conditions of the Development/ agreement and fulfill all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

D. That, We undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottees), as and when the handing over of the physical possession and conveyance is due as per the Act.

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



Deponent 1) R. B. Bhagani



2) M. C. Bhuvra

3) K. R. Bhuyami

Verification ✓

The contents of our above Joint Affidavit cum Declaration are true and correct and

nothing material has been concealed by us there from. Verify by us at Ahmedabad on this 25th day of September 2019.



Sr. No. 228 / 2019
SOLEMNLY AFFIRMED
Before Me
On 25th Sept. 2019

NOTARY
CENTRAL GOVERNMENT

Deponent 1) R. B. Bhagani

2) M. C. Bhuvra

3) K. R. Bhuyami ✓

ભારત સરકાર
Government of India

ભાયાણી રાજેશ
Bhayani Rajesh
જન્મ તારીખ / DOB : 01/06/1963
પુરુષ / Male

5951 8357 7907

આધાર - સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: નો પુત્ર: ભાણભાઈ, 901, રત્નમ
ટાવર, જજ્ઞ બંગ્લોઝ રોડ, બોડકદેવ,
અમદાવાદ શહેર, અમદાવાદ, બોડકદેવ,
ગુજરાત, 380054

Address: S/O: Bhanabhai, 901, ratnam
tower, judges bungalows road, bodakdev,
Ahmedabad City, Ahmedabad, Bodakdev,
Gujarat, 380054

5951 8357 7907

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1800 300 1947

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V. Bhatt
NOTARY
Date: 25-9-2019



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1249/01403/96830

To
ભુવા મધુબેન
Bhuva Madhuben
W/O: Chamanlal
shree ramkrishna
opp. jatin bungalow -8 bodakdev
Ahmedabad City
Bodakdev
Ahmadabad City Ahmedabad
Gujarat 380054
9879191804
02/11/2015
301488790
MA014887909FT



તમારો આધાર નંબર / Your Aadhaar No. :

3769 9423 2854

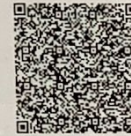
આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India



ભુવા મધુબેન
Bhuva Madhuben
જન્મ તારીખ / DOB : 06/07/1968
સ્ત્રી / Female



3769 9423 2854

આધાર - સામાન્ય માણસનો અધિકાર

CERTIFIED
TRUE COPY
Vasavdatta Bhatt
NOTARY
Date :- 25-9-2019



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No 1249/01403/09467

To,
ભાયાણી કવિતાબેન
Bhayani Kavitaaben
W/O: Rajeshbhai
901
ratnam tower
judges bungalows road bodakdev
Ahmedabad City
Bodakdev Ahmedabad City Ahmedabad
Gujarat 380054
9428018038

Ref: 4536 / 02E / 1508642 / 1508790 / P



SE691927345FT



તમારો આધાર નંબર / Your Aadhaar No. :

3422 7714 5322

આધાર - સામાન્ય માણસનો અધિકાર



ભારત સરકાર
Government of India

ભાયાણી કવિતાબેન
Bhayani Kavitaaben

જન્મ તારીખ / DOB : 14/01/1968
સ્ત્રી / Female



3422 7714 5322

આધાર - સામાન્ય માણસનો અધિકાર

K. R. Bhayani

CERTIFIED
TRUE COPY
[Signature]
NOTARY
Date: 25-9-2019