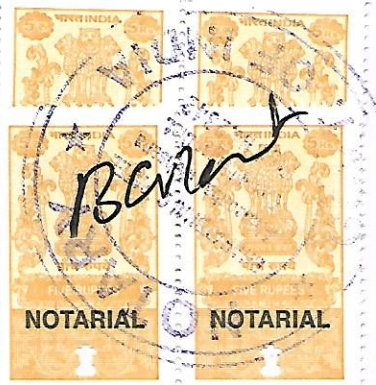




THE KALUPUR COM. CO.OP BANK LTD
SCIENCE CITY BRANCH, SOLA
AHMEDABAD - 380 060
GUJ/SOS/AUTH/14/206/2016
[See rule 3(4)1]



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Affidavit cum Declaration

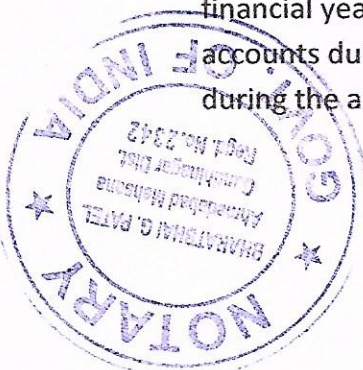
Affidavit cum Declaration of Mr. Deep Mahendrabhai Patel, duly authorized signatory and partner of promoter Venus Developers of the proposed project Skylark (Skylark apartment, opp. neelgiri apartment, Sola bhagwat, sola Ahmedabad 380060), through his authorization date 01/08/2016, do hereby solemnly 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.

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. 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 31st december, 2019.
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 shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



SERIAL NO. 2693/2017

B. G. Patel
B. G. PATEL
NOTARY

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. Deep Mahendrabhai Patel

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 26 day of 26 Spt. 2017

Deponent

SOLEMNLY AFFIRMED
BEFORE ME "

B. G. PATEL
NOTARY
GOVT. OF INDIA



26 SEP 2017