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For Whom/ID Proof:

SERIAL NO.: 24499/20

NAYANA K. BHATIA
NOTARY
GOVT. OF INDIA

भारत INDIA
INDIA NON JUDICIAL
Textile Traders
Co Op Bank Ltd.
Navrangpura
Ahmedabad
380009
FORM 'B'
GUJARAT
રાજ્ય બેંક ઝાલ
ભારતીય ગૈર ન્યાયિક
(See rule 3 (4))



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Special Adhesive
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3815621 GUJ/SOS/AV/436/2022

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Kaivan Jitendrakumar Shah** duly authorized by the promoter – **Ratnabhumi Developers Ltd** for Project **Turquoise Greenz**, vide S.No.330/A, 362/A, 330/B/2, 362/B/2, Block No., TP-01 (Shela), FP-62/1+92/1+62/2/2+92/2/2, Moje Shela, District Ahmedabad, with area of Plot: 5797 s.q.mtr. and authorization dated 23/06/2021.

I, **Kaivan Jitendrakumar Shah** duly authorized by the promoter - **Ratnabhumi Developers Ltd** for project **Turquoise Greenz** do hereby solemnly declare, undertake and state as under that;

1. **Ratnabhumi Developers Ltd** has a legal title to the land on which the development by **Ratnabhumi Developers Ltd** for Project **Turquoise Greenz** is proposed;

AND

a legally valid authentication of title of such land along with the real estate project is enclosed herewith.

2. the said land is free from all encumbrances except charge of State Bank of India, created by mortgage deed registered vide no.5398 and dated 14/03/2022 at S.R.O - Sanand for a sanction loan amount of Rs.47,00,00,000/- (Rupees Forty Seven Crore only).
3. the time period within which the project shall be completed by me/us is **31/12/2026**.
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For, Ratnabhumi Developers Ltd.

Director/Authorised Signatory

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 _____ on this _____ day of _____

For, Ratnabhumi Developers Ltd.

Director/Authorised Signatory

Deponent



SOLEMNLY AFFIRMED
BEFORE ME

NAYANA K. BHATIA
NOTARY
GOVT. OF INDIA

19 OCT 2022

IDENTIFIED BY ME

ADVOCATE
NIRANJANA H. PATEL
3/709/80







भारत सरकार
GOVERNMENT OF INDIA

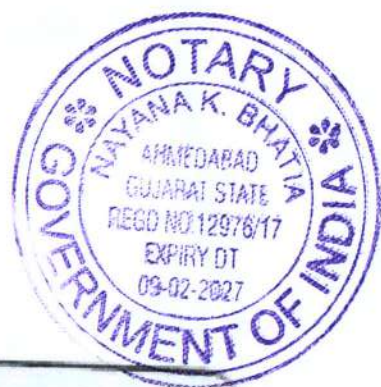


कैवन जितेंद्रकुमार शाह
Karwan Jitendrakumar Shah
DOB: 09-08-1985
Gender: Male



2168 3340 8017

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

वर्तमान/आईडी नं: जितेंद्रकुमार
शाह, 178 / बी, दामोदर वाल्जी
बिल्डिंग, 4 था मंजला, रूम नं. 59,
राजा राम मोहन रॉय रोड, अभ्यंकर
इन्स्टिट्यूट जवळ, प्रार्थना समाज,
मुंबई, गिरगाव, मुंबई, महाराष्ट्र,
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