

Sr. No. : 311 /2020

Varsha Purn

VARSHA N. PARIKH
NOTARY
GOVT. OF INDIA

19 AUG 2020

FORM 'B'

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

Affidavit cum Declaration of Mr. Nishant Upendra Shah duly authorized by the Nishant Construction Private Limited (hereinafter referred to as "Promoter") of "Ratnaakar Verte" project, vide its authorization dated 11/03/2019.

I, Mr. Nishant Upendra Shah duly authorized by the promoter of "Ratnaakar Verte" do hereby solemnly declare, undertake and state as under that;

1. we have a legal title to the land situated on the Plot bearing Survey no. 474/1+2+3 / Final Plot no. 365 / T.P.S No. 204 of Division- Ahmedabad-4(Paldi), village- Makarba, taluka- Vejalpur, District- Ahmedabad, on which the development of "Ratnaakar Verte" is being carried out;
2. the details of encumbrances on the said land are as follows:

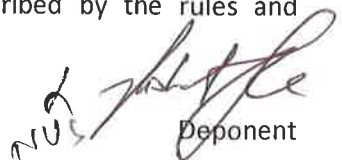
Sr. No.	Mortgagee	Nature of Charge /Encumbrance	Date of Mortgage Deed	Registered Number	Loan Amount
1	Bajaj Housing Finance Limited (i.e. Lender) through Vistra ITCL (India) Limited (i.e. Security Trustee)	First charge	28 th January,2020	1100	Construction finance of Rs. 30,00,00,000 (Rupees Thirty Crores Only)
2	Vistra ITCL (India) Limited (i.e. Debenture Trustee)	Second ranking pari passu charge	2 nd June,2020	3243	Series A and Series B debentures issued by Ratnaakar Infratech Private Limited amounting to Rs. 115,00,00,000 (Rupees One Hundred Fifteen Crores Only)

NOTITAN NA CHIRK SAHAKARI BANK LTD.
REGENCY PLAZA, 100 FT. ROADSTAMP DUTY
00000

SPLADH

1283 6317493

3. the time period within which the project shall be completed by us is 30th June, 2024.
4. seventy per cent of the amounts realised by 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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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. we shall take all the pending approvals on time, from the competent authorities.
9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

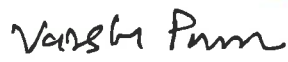

Deponent

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 19 AUG 2020 day of August, 2020.

SOLEMNLY AFFIRMED
SIGNED BEFORE ME


VARSHA N. PARIKH
NOTARY
GOVT. OF INDIA

19 AUG 2020

