

TEXTILE TRADERS CO.OP

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BANK LTD

METHAKHALI SIX ROADS

NAVRAANGPURA, AHMEDABAD

GUJ/SOS/AUTH/AV/155/2007

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SPECIAL

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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 BLU**, vide R.S.No.363 & 450/B, Block No., TP-1 (Shela), FP-148/2+93, Moje Shela, District Ahmedabad, with area of Plot:4476.33 s.q.mtr. and authorization dated 01/10/2019.

I, Kaivan J. Shah duly authorized by the promoter - Ratnabhumi Buildspace LLP 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 for Project Turquoise BLU is proposed;

AND

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

2. the said land is free from all encumbrances except mortgage charge of Rs.25,00,00,000/- (Rupees Twenty Five Crores only) and Rs.1,00,00,000/- (Rupees One Crores Only) making in aggregate of Rs.26,00,00,000/- (Rupees Twenty Six Crores only) of State Bank of India, SME S. G. Highway Branch, created by mortgage deed registered vide no.1110 & 4700 and dated 31/01/2020 & 28/08/2020 at S.R.O - Ahmedabad-3 Memnagar.
3. the time period within which the project shall be completed by me/us is 30/06/2024.
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

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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

[Signature]
DESIGNATED PARTNER
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 _____

RATNABHUMI BUILDSPACE LLP

[Signature]
DESIGNATED PARTNER
Deponent



SOLEMNLY AFFIRMED
BEFORE ME
[Signature]
CHAITALI B. DAVE
NOTARY
GOVT. OF INDIA
- 5 OCT 2020

