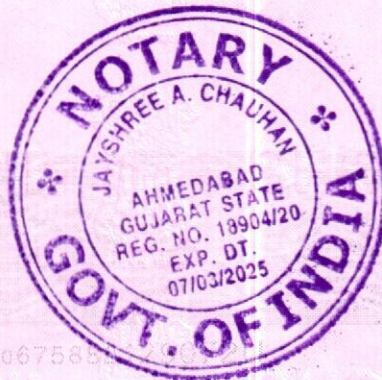
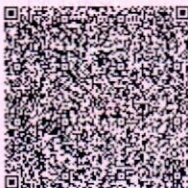




सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ20675882129072U
Certificate Issued Date : 01-Sep-2022 12:50 PM
Account Reference : IMPACC (AC)/ gj13271811/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1327181171217456867226U
Purchased by : HIREN BABUBHAI PATEL
Description of Document : Article 14 Bond
Description : DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : HIREN BABUBHAI PATEL
Second Party : Not Applicable
Stamp Duty Paid By : HIREN BABUBHAI PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD 0011466080

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration of **Shri Hiren Babubhai Patel**, partner/duly authorized by the promoter of firm **Ratnam Corporation (Ratnam Aurum)**, the partners of the proposed project, vide their authorization dated 1st September, 2022;

I, **Shri Hiren Babubhai Patel**, promoter/duly authorized by all the promoter/partners of the proposed project **Ratnam Corporation (Ratnam Aurum)**, Sub Plot No. - 1, FP No. 71, Sr. No. 346, TPS No. 409/A, Ratnam Aurum, Lubi Corporate House Road, SP Ring Road, Ahmedabad, Gujarat - 382421, do hereby solemnly declare, undertake and state as under:

1. That promoters have a legal title to the land on which the development of the project **Ratnam Corporation (Ratnam Aurum)** is proposed:

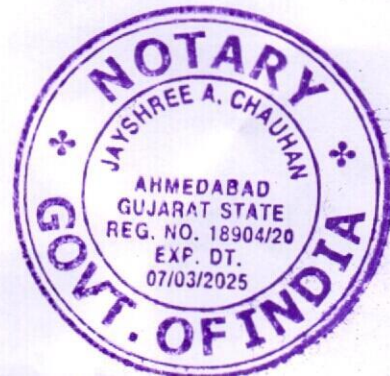
OR

Promoter has a legal title to the land on which the development **Ratnam Corporation (Ratnam Aurum)** 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 promoters 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 promoter is 31st December, 2026.
4. That seventy per cent of the amounts realised by 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

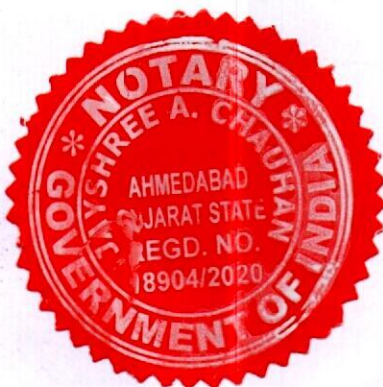
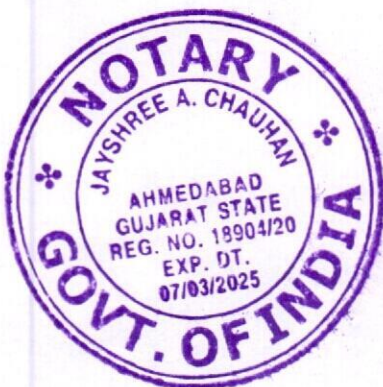
Him Patel

Deponent

Verification

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

Verify by me at Ahmedabad on this 01st day of September, 2022.



Him Patel

Deponent



SIGNED
BEFORE ME
Jayshree A. Chauhan
JAYSHREE A. CHAUHAN
NOTARY
GOVT. OF INDIA



11 SEP 2022



ભારત સરકાર

Government of India

હિરેનકુમાર બાબુભાઈ પટેલ

Hirenkumar Babubhai Patel



જન્મ તારીખ / DOB: 15/08/1979

પુરુષ / Male

8897 3062 9051



આધાર - સામાન્ય માણસનો અધિકાર

Hiren Patel



આધાર

સરનામું: નો પુત્ર: બાબુભાઈ પટેલ

9/2, અરવિંદ નગર સોસાયટી

સમજુબા હોસ્પિટલ ની પાછળ, બાપુનગર

અમદાવાદ શહેર, આઈ. ઈ. બાપુનગર

અમદાવાદ, ગુજરાત, 380024

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકારણ

Unique Identification Authority of India

Address: S/O: Babubhai

Patel, 9/2, Arvind Nagar

Society, Behind Samjuba

Hospital, Bapunagar,

Ahmedabad City,

Ahmedabad, I E Bapunagar,

Gujarat, 380024

8897 3062 9051

1947
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in

Hiren Patel

Date: 06-09-2022

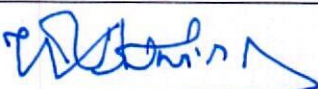
To,
The Designated Officer,
Gujarat Real Estate Regulatory Authority,
Ahmedabad

Sub: Authorised person for all matters relating to the Real Estate (Regulation and Development) Act, 2016

We the partners of **Ratnam Corporation** hereby give authority to our partner **Shri Hiren Babubhai Patel** to make application, sign documents, furnish information and carry-out all activities in relation to the Real Estate (Regulation and Development) Act, 2016 on behalf of our firm.

Yours faithfully,

Persons giving authority

Sl. No.	Name of partner	Signature
1.	Babubhai Kathiria	
2.	Varun Kathiria	

Person accepting authority

Sl. No.	Name of partner	Signature
1.	Hiren B Patel	