

SR. No. 15581222/2021

ARTI S. RAJWANIYA
NOTARY
GOVT. OF INDIA

07 APR 2021

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rupesh Suryakant Chokshi, Authorized Partner of the M/s. R.N. Developers ("Promoter"), and Promoter of Rashmi Apartments, authorized vide Resolution dated 11.02.2021.

I, Mr. Rupesh Suryakant Chokshi, duly authorized by the promoter of "Rashmi Apartments" hereby solemnly declare, undertake and state as under that;

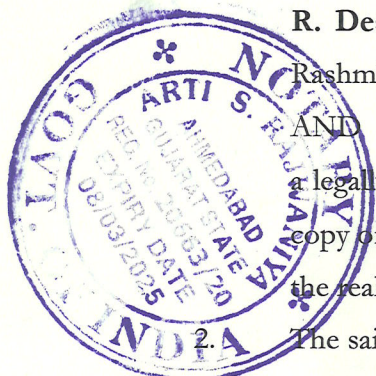
1. [1] Rekha R. Desai, [2] Purvi R. Desai, [3] Ashmi R. Desai and [4] Hetal R. Desai have/has a legal title to the land on which the development of Rashmi Apartments is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. The said land is free from all encumbrance
3. The time period within which the project shall be completed by us/me is 01.07.2022.
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 The amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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.

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GU/SOS/AUTH/AV/22005

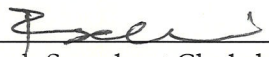
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-9.3.2021

GUJRAT

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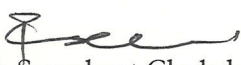
8. I/We shall take all the pending approvals on time, from the competent authorities.
9. I/We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.


Rupesh Suryakant Chokshi
Deponent

Verification


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

Verify by me at Ahmedabad on this ____ day of ____, 2021.


Rupesh Suryakant Chokshi
Deponent



**SIGNED
BEFORE ME**


ARTI S. RAJWANIYA
NOTARY
GOVT. OF INDIA
07 APR 2021



CHOKSHI RUPESH SURYAKANT

ભારત સરકાર
Government of India

ચોકશી રુપેશ સૂર્યકાંત
Chokshi Rupesh Suryakant

જન્મ તારીખ / DOB : 23/12/1970
પુરુષ / Male

5051 5150 7006

મારો આધાર, મારી ઓળખ

GOVT. OF INDIA
REG. NO. 20663/20
EXPIRY DATE 08/03/2025
AHMEDABAD
GUJARAT STATE

આધાર Unique Identification Authority of India

સરનામું: 9, સૌરાષ્ટ્ર વિશ્વકર્મા -2, યોગશ્રામ
પ્રા.સે. સેટેલાઈટ, અમદાવાદ શહેર, અમદાવાદ.
માણેકબાગ, ગુજરાત. 380015

Address: 9, Saurashtra Vishwakarma -2,
Nr. Yogashram, Satellite, Ahmedabad City,
Ahmedabad, Manekbag, Gujarat, 380015

5051 5150 7006

1947 help@uidai.gov.in www.uidai.gov.in

Handwritten signature

SR. No. 15571221
9/11/2021

ARTI S. RAJWANIYA
NOTARY
GOVT. OF INDIA



07 APR 2021

FORM B-1

[Gujarat RERA Order - 23 dt. 23/05/2019]

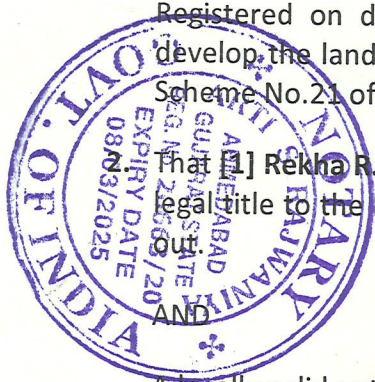
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

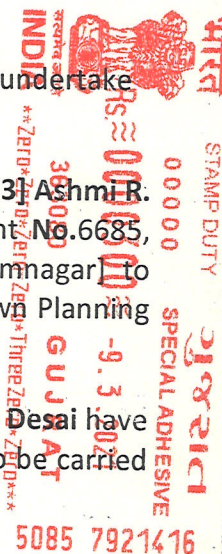
Affidavit cum Declaration of Mr. Rupesh Chokshi promoter of the proposed project, vide its/his/their authorization dated 11.02.2021

I, Rupesh Chokshi promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I have entered into an agreement with [1] Rekha R. Desai, [2] Purvi R. Desai, [3] Ashmi R. Desai and [4] Hetal R. Desai by way of registered Development Agreement No. 6685, Registered on date 19.10.2020 at sub registrar office Ahmedabad-3 [Memnagar] to develop the land bearing Sub-Plot No. 24 of Final Plot No. 239-D [paiki] of Town Planning Scheme No. 21 of Vastrapur Village/City.




That [1] Rekha R. Desai, [2] Purvi R. Desai, [3] Ashmi R. Desai and [4] Hetal R. Desai have legal title to the land on which the development of the proposed project is to be carried out.



A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.

3. That I will abide by all the conditions of the Development agreement and fulfil all my obligations under the said agreement, specifically the obligation of making the full payments towards consideration for the land/development rights. I will keep the Authority apprised of the scheduled payments having been made from time to time towards the cost of land. This will be incorporated in Form-3 submitted by us on a quarterly basis.
4. That, I will be liable for fulfillment of my/our obligations under the Act towards the allottees of the units/apartments.


Rupesh Chokshi
Deponent

Verification

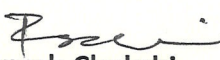
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at _____ on _____ of _____.

SIGNED
BEFORE ME

ARTI S. RAJWANIYA
NOTARY
GOVT. OF INDIA
07 APR 2021




Rupesh Chokshi
Deponent

1800-121-2345

ભારત સરકાર
Government of India

ચોકસી રુપેશ સૂર્યકાંત
Chokshi Rupesh Suryakant

જન્મ તારીખ / DOB : 23/12/1970
પુરુષ / Male

5051 5150 7006

મારી ઓળખ, મારી ઓળખ

NOTARY
S. RAJWANI
AHMEDABAD
GUJARAT STATE
REGD. No. 20663/20
EXPIRY DATE
08/03/2025

ભારતીય અનુચિત ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 9, સૌરાષ્ટ્ર વિશ્વકર્મા -2, યોગશ્રામ
પ્રાસે, સેટેલાઈટ, અમદાવાદ શહેર, અમદાવાદ,
માણેકબાગ, ગુજરાત, 380015

Address: 9, Saurashtra Vishwakarma -2,
Nr. Yogashram, Satellite, Ahmedabad City,
Ahmedabad, Manekbag, Gujarat, 380015

5051 5150 7006

1847 help@uidai.gov.in www.uidai.gov.in

Handwritten signature



ભારત સરકાર
Government of India

ચોકસી રુપેશ સૂર્યકાંત
Chokshi Rupesh Suryakant

જન્મ તારીખ / DOB : 23/12/1970
પુરુષ / Male

5051 5150 7006

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
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સરનામું: 9, સૌરાષ્ટ્ર વિશ્વકર્મા -2, યોગશ્રામ
પાસે, સેટેલાઈટ, અમદાવાદ શહેર, અમદાવાદ,
માહેડબાગ, ગુજરાત. 380015

Address: 9, Saurashtra Vishwakarma-2,
Nr. Yogashram, Satellite, Ahmedabad City,
Ahmedabad, Manekbag, Gujarat, 380015

5051 5150 7006

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Handwritten signature.

SR. No. 1506122/202

ARTI S. RAJWANIYA
NOTARY
GOVT. OF INDIA

07 APR 2021

FORM- B-2

[GujaratRERA Order - 23 dt. 23/05/2019]

JOINT DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY 1) THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER AND 2) THE OWNER OF THE LAND, WHERE THE PROJECT LAND IS NOT OWNED BY THE PROMOTER

Affidavit cum Declaration

Joint Affidavit cum Declaration of,

1. **Mr. Rupesh Chokshi** promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **11.02.2021**

AND

2. [1] **Rekha R. Desai**, [2] **Purvi R. Desai**, [3] **Ashmi R. Desai** and [4] **Hetal R. Desai** owner of the project land/ duly authorized by the owner/lessor of the project land, vide its/his/their authorization dated 11.02.2021.

We, 1). **Rupesh Chokshi** promoter of the proposed project / duly authorized by the promoter of the proposed project, AND 2) [1] **Rekha R. Desai**, [2] **Purvi R. Desai**, [3] **Ashmi R. Desai** and [4] **Hetal R. Desai** owners of the project land do hereby solemnly declare, undertake and state as under:

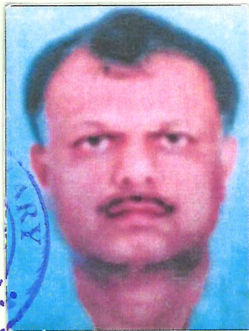
- A. We have entered into registered Development Agreement Registered 6685, Registered on date 19.10.2020 at sub registrar office Ahmedabad-3-Memnagar to Develop the land bearing Sub-Plot No.24 of Final Plot No.239-D [paiki] of Town Planning Scheme No.21 of Vastrapur Village/Ahmedabad City.
- B. That [1] **Rekha R. Desai**, [2] **Purvi R. Desai**, [3] **Ashmi R. Desai** and [4] **Hetal R. Desai** have legal title to the land on which the development of the proposed project 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 me/us (the promoter) for development of the real estate project is enclosed herewith, and the said land is free from all encumbrances.
- C. That, we will abide by all the conditions of the Development agreement and fulfil all our obligations under the said agreement, specifically the obligation of Transfer of title to the allottees of the apartment and/or association of allottees of the project in accordance with the provisions of Section 17 of the RERA Act.

Rekha R. Desai

NUTAN NAGRIK SAHKARI
BANK LTD.
AHMEDABAD
GUJARAT
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SPECIAL ADHESIVE
9.3.2021
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- D. That, we undertake to sign and execute all the documents necessary for Conveyance/Transfer of the apartment to the allottee(s), as and when the handing over of the physical possession and conveyance is due as per the Act.
- E. That, arrangement by way of registered development agreement between the undersigned are considered to be supportive in nature and not restrictive, with reference to the interest of allottees of project.



Deponent for Promoter

[Signature]
For Rashmi Apartments
Mr. Rupesh Chokshi

Deponent for Land Owners

Rekha R. Desai
[1] Rekha R. Desai as self and POA of No.2,3 and 4.
[2] Purvi R. Desai,
[3] Ashmi R. Desai
[4] Hetal R. Desai



Verification

The contents of our above Joint Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by us at _____ on this _____ day of _____.



Deponent for Promoter

[Signature]
For _____
Mr. Rupesh Chokshi

Deponent for Land Owners

Rekha R. Desai
[1] Rekha R. Desai as self and POA of No.2,3 and 4.
[2] Purvi R. Desai,
[3] Ashmi R. Desai
[4] Hetal R. Desai

**SIGNED
BEFORE ME**

[Signature]
ARTI S. RAJWANIYA
NOTARY
GOVT. OF INDIA
07 APR 2021





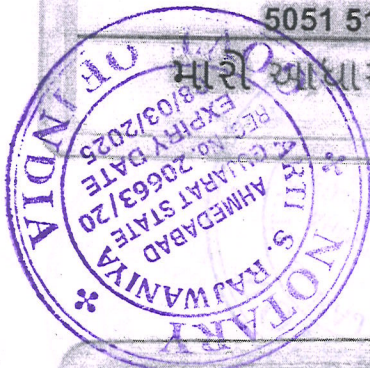
ભારત સરકાર
Government of India

ચોકસી રુપેશ સૂર્યકાંત
Chokshi Rupesh Suryakant

જન્મ તારીખ / DOB : 23/12/1970
પુરુષ / Male

5051 5150 7006

મારી આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: 9, સૌરાષ્ટ્ર વિશ્વકર્મા -2, યોગશ્રામ
પાસે, સેટેલાઈટ, અમદાવાદ શહેર, અમદાવાદ,
માણેકબાગ, ગુજરાત, 380015

Address: 9, Saurashtra Vishwakarma -2,
Nr. Yogashram, Satellite, Ahmedabad City,
Ahmedabad, Manekbag, Gujarat, 380015

5051 5150 7006

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જન



ભારત સરકાર
Government of India

દેસાઈ રેખા
Desai Rekha



જન્મ તારીખ / DOB: 20/12/1954
સ્ત્રી / Female

3961 4359 8429



AHD-3-MGR

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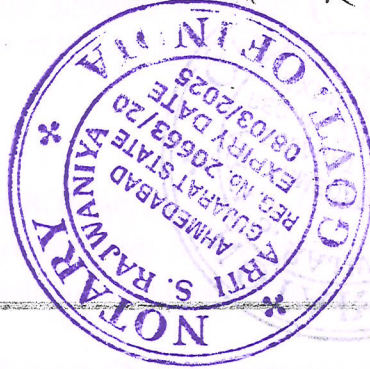
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આધાર - સામાન્ય માણસનો અધિકાર

2020

Rekha R. Desai



ભારતીય વિશિષ્ટ યોગમાણ્ય પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: W/O: રશમિકાંત, 24,
એસ.એમ. કોંપાઉન્ડ, બીકાનેરવાળા પાસે
નહેરુ નગર, અમદાવાદ શહેર
આંબાવાડી વિસ્તાર, અમદાવાદ, ગુજરાત
380015

Address: W/O: Rashmikant,
24,, S.M. compound, Nr
bikanerwala, nehru nagar,
Ahmadabad City, Ambawadi
Vistar, Ahmedabad, Gujarat,
380015

3961 4359 8429

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1800 300 1947

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Rekha R. Desai

R. N. DEVELOPERS

703,SUDHA KALASH , NR . LOTUS SCHOOL , JODHPUR GAM ROAD,
AHMEDABAD – 380015

Mobile – 9825011320 , 9374646461

Email – rashmiapartments@gmail.com

Date : 11/02/21

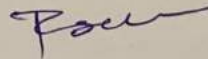
AUTHORIZATION FOR RERA

The following resolution passed at the meeting of board of R.N.Developers held on 11/2/2021 at the registered office of the company at 10:00 A.M.

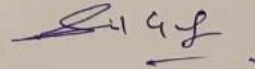
It is hereby resolved that **Shri Rupesh Chokshi** is the authorized signatory for R.N.Developers and he is authorized to sign on the behalf of the company, various documents, forms, agreements required to be filled before RERA for the project “ **Rashmi Apartments** ”

For and on behalf of R.N.Developers:-

1. Rupesh Chokshi



2. Sunil Garg



PROJECT END DATE EXPLANATION:

As per the application made by us the project end date is 01.07.2022. The said project is a small project of 10 Units having 5 Floors only out of which already four slabs are completed. Therefore, the date provided is correct and development will be completed accordingly.