

TESTO TRADERS CO.OP
BANK LTD
MITHAKHALI SIX ROADS
NAVANGPURA, AHMEDABAD
GUJ/SOS/AUTH/AV/155/2007

भारत 58033 199556
SPECIAL ADHESIVE
गुजरात
APR 04 2022
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INDIA STAMP DUTY GUJARAT



FORM 'B'

(See rule 3 (4))

Affidavit cum Declaration

SERIAL No. 21193/2022
RITA D. GANDHI
NOTARY
GOV. OF INDIA
6 APR 2022

Affidavit cum Declaration of Ms. **Mauli Shah** duly authorized by the promoter – **Ratnabhumi Developers Limited** for Project **Turquoise Dreamz**, vide R.S.No./Block No. **809, TP-216 (Shilaj)**, FP-44, Moje **Shilaj**, District Ahmedabad, with area of Plot: 2407 s.q.mtr. and authorization dated **17/11/2021**.

I, **Mauli Shah**, duly authorized by the promoter – **Ratnabhumi Developers Limited** for project **Turquoise Dreamz** do hereby solemnly declare, undertake and state as under that;

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

AND

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

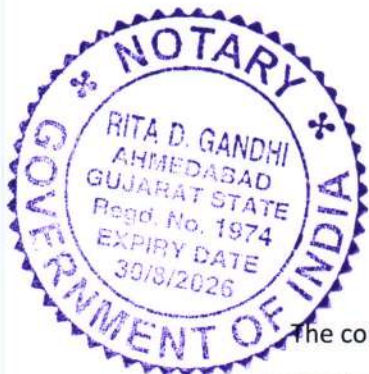
2. the said land is free from all encumbrances except charge of Bajaj Housing Finance Limited, created by mortgage deed registered vide no.3964 and dated 09/03/2022 at S.R.O - Ahmedabad-9 Bopal for a sanction loan amount of Rs.14,00,00,000/- (Rupees Fourteen Crore only).
3. the time period within which the project shall be completed by me/us is **30-09-2026**.



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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Mauli Shah
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 Ahmedabad on this 05th April day of 2022

For, Ratnabhumi Developers Ltd.

Mauli Shah
Director/Authorised Signatory
Deponent



SOLEMNLY AFFIRMED
BEFORE ME

Rita D. Gandhi
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
5 APR 2022



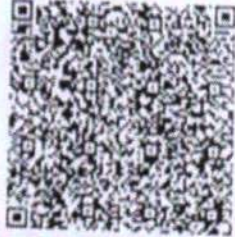



ભારત સરકાર
Government of India

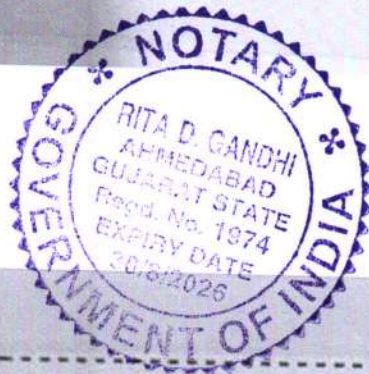

શાહ મોલી
Shah Mauli

જન્મ તારીખ / DOB: 21/06/1996
સ્ત્રી / Female

4867 6707 2609



આધાર - સામાન્ય માણસનો અધિકાર



Mauli Shah


આધાર

ભારતીય વિશિષ્ટ ઓળખાણ અધિકારણ
Unique Identification Authority of India

સરનામું: ની પુત્રી: નિપમભાઈ
એ/202, સંશય તાવર, અલ્ફા વન મોલ
વસ્ત્રાપુર, અમદાવાદ શહેર, બોડકદેવ
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Mauli Shah