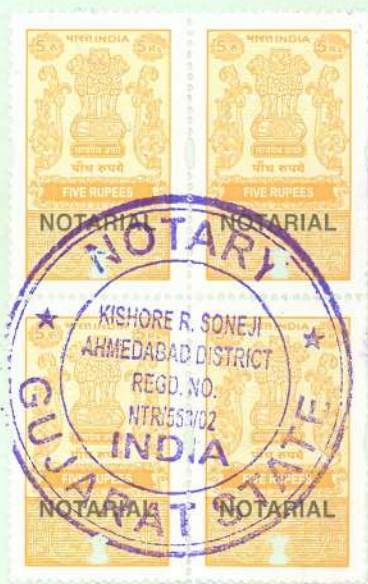


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PAGE NO. (46)
SERIAL NO. (6874)
RECEIVED NO. (6874)
DATE 05 JUN 2019

Smt. B. K.
KISHORE R. SONEJI
NOTARY
AHMEDABAD DISTRICT
GOVERNMENT OF GUJARAT
(INDIA)

Shankar
NUTAN NAGRIK SANKARI BANK LTD.
LAW GARDEN BRANCH,
AHMEDABAD
GUJ/SOS/AUTH/AV/29/2005
STAMP DUTY
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04.06.2019
SPECIAL ADHESIVE
8148 9522639

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

I SANYAM RUPESHBHAI SHAH, Age 29 years, Residing at/ having office at 4-B, CHAITANYA NAGAR SOCIETY, GIRDHARNAGAR SOCIETY, SAHIBAUG, AHMEDABAD, promoter of the RATNARUCHI VATIKA, real estate project/duly authorised by Promoter of the RATNA BUILDERS CO real estate project vide his/their authorisation Dated **04/06/2019** in this regard, do hereby solemnly declare, undertake and state on oath in compliance of Section 17 of the Real Estate (Regulation and Development) Act, 2016 as under:

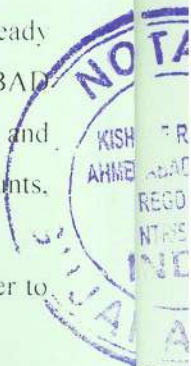
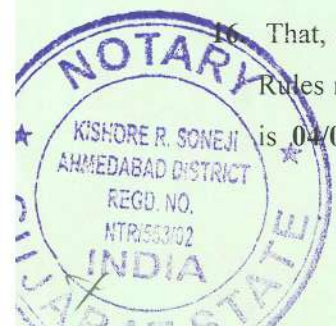
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S. P. Shah

1. That, Promoter have registered their RATNANRUCHI real estate project under the Real Estate (Regulation and Development) Act, 2016 with Gujarat Real Estate Regulatory Authority vide Registration No. **PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/RAA01455/310118** Dated **31/01/18**
2. That, the said project is completed and has received Building Use Permission No **BU/WZ/091018/0652** Dated **22/05/19** issued by (Appropriate Authority).
3. That, I/Promoter have/has formed and registered THE RATNARUCHI VATIKA Cooperative Housing Service Society for the said project. (here mention the name of society or association of allottees etc. as applicable as per the provisions of the said Act and Rules made there under.) At present **Mr DIPEN KUMAR VINODBHAI SHAH** is the Chairman of the Society. And **Mr PRAVIN KUMAR KALIDAS MISTRY** is the Secretary of the Society.
4. That, all the development work and construction of the common areas and facilities of the Said project has been completed and is ready for use. The nature, extent and description of the common areas and facilities of said projects are particularly described in Annexure A, annexed hereunder.
5. That, all the common area and common facilities along with the Administration of undivided proportionate land has been transferred and handed over to the above referred THE RATNARUCHI VATIKA Cooperative Housing Service Society by document dated JUNE 04 2019 as per Section 17 of the Real Estate (Regulation and Development) Act, 2016.
6. That, Project Architect Mrs PRACHI KIRITKUMAR MODI whose COA No CA/2006/38397, has given Form 4/4A.
7. That, Chartered Accountant, Mr CA ANKITKUMAR THAKKAR Registration No 168717 has given final Form 3.
8. That, till date out of the total **175** units, we have booked **140** number of units and balance **35** number of units are still pending for sale. We have executed Sale Deed of 83 units as per the "Agreement for Sale" as prescribed by us at the time of registration of the project with Gujarat Real Estate Regulatory Authority.
9. That, the details of sold/unsold/booked units have been provided to the Service Society Management.
10. That, after execution and registration of Sale Deed in favour of Unit Purchaser, the Unit Purchasers are made members in the Service Society.
11. That, the master file including the land documents, title clearance certificate, NA permission, NOC's required for the project, all layouts and building plans, original BU Permissions, etc. has been handed over to the Cooperative Housing Service Society.
12. That, whatever funds/contributions received from the members towards Service Society is already deposited with the Service Society's Bank Account No. 107008048026 THE AHMEDABAD DISTRICT CO-OPERATIVE BANK LTD. MAHALAXMI CHAR RASTA , PALDI branch and relevant information has been provided to the society management, moreover, books of accounts, cheque book has also been given to Service Society Management.
13. That, records including Minutes Book/Agenda papers and various register(s) has been handed over to the Service Society.
14. That, *Promoter had not availed any loan/the loan* as such there is no Encumbrance on the legal titles or rights of the allottees or the Association of Allottees of the said project.
15. That, Promoter has paid all the sums due to the Government Authorities.
16. That, all necessary compliances under the Real Estate (Regulation and Development) Act, 2016 and Rules made there under have been completed by **31/05/2019** date. Date of my said project completion is **04/06/2019** as indicated in my RERA Registration.





Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing Material has been concealed by me there from. Verify by me at AHMEDABAD on this 03 day of JUNE 2019

Deponent



ANNEXURE -A

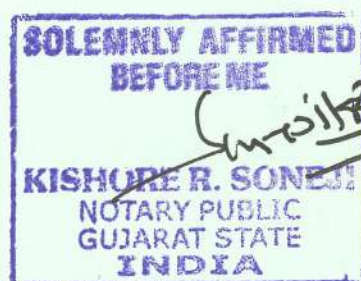
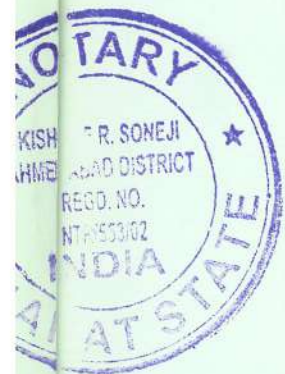
List of Common Areas and Facilities

SR.NO	Name of Common Areas	Facilities including measurement and brief details.
1	All Parking Area (Ground Floor, Basement)	As per B.U. Drawings
2	Six lifts, (lift Shaft/Lift Room)	As per B.U. Drawings
3	All Garden Area	As per B.U. Drawings
4	Security Cabin Area	As Per B,U. Drawings
5	All Passages	As Per B.U. Drawings
6	All Foyer	As Per B,U, Drawings
7	All utilities and services Area	As Per B.U. Drawings
8	Common terrace	As Per B.U. Drawings
9	All Internal Road	As Per B.U. Drawings
10	Water Tanks(Ground and Overhead)	As Per B.U. Drawings

Pravus

S. R. Soneji

+ *OH*



E 5 JUN 2019





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Government of India

શાહ સંયમ રુપેશભાઈ

Shah Sanyam Rupeshbhai

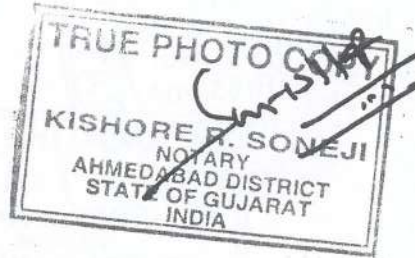
જન્મ તારીખ / DOB : 02/10/1990

પુરુષ / Male

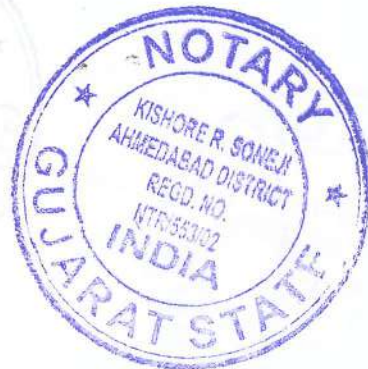


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ભારતીય ઓળખ અધિભાગ

Unique Identification Authority of India

સરનામું: પિતાનું/માતાનું નામ: રુપેશભાઈ
4/બી, ન્યૂ ચૈતન્ય નગર સોસાયટી, સનરાઈઝ
પાર્ક સામે, શહીબાગ, અમદાવાદ શહેર,
અમદાવાદ શહીબાગ, ગુજરાત, 380004

Address: S/O: Rupeshbhai, 4/B, New
Chaitanya Nagar Society, Opposite
Sunrise Park, Shahibaug, Ahmedabad
City, Ahmedabad, Shahibag, Gujarat
380004

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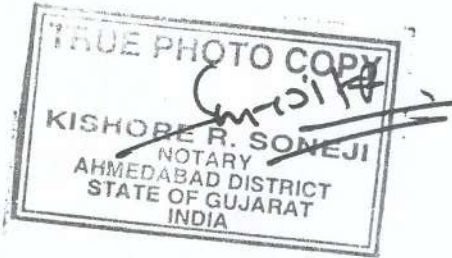
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help@uidai.gov.in

WWW

www.uidai.gov.in



Soneji



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANYAM R SHAH

RUPESH BABULAL SHAH

02/10/1990

Permanent Account Number
CFNPS6267R

S. R. SHAH
Signature



S. R. Shah





ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણી નંબર / Enrollment No. 4464 6578 0943

To
Shan Duben Umadasha
A 17
Shan Duben Umadasha
18/09/1985
Male



SA0946728775007



તમારો આધાર નંબર / Your Aadhaar No

4464 6578 0943

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



શન દુબેન ઉમાદાશ
Shan Duben Umadasha
જન્મ તારીખ / DOB 18/09/1985
પુલિંગ / Male



4464 6578 0943

મારો આધાર, મારી ઓળખ

X [Signature]

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPEN VINODKUMAR SHAH
VINODKUMAR RAMANLAL SHAH
16/09/1981

Permanent Account Number

AVQPS8480D

Signature



7



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

P K MISTRY HUF

12/08/2005

Permanent Account Number

AAIHP2638D



Person :

30092005