

BOOK NO. THIRTEEN (13)
 PAGE NO. (96)
 SERIAL NO. (17693)
 RECEIPT NO. (17692)
 DATE 19 DEC 2018

HUTAM NAGRIK SANKARI BANK LTD.
 LAXI GARDEN BRANCH
 AHMEDABAD

[Signature]

GAJ/SOS/AUTH/AV/29/2005
 (See rule 3 (4))



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19.12.2018

GUJARAT

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

Affidavit cum Declaration

[Signature]
KISHORE R. SONI
 NOTARY
 AHMEDABAD DISTRICT
 GOVERNMENT OF GUJARAT
 (INDIA)

Affidavit cum Declaration of Mr. (FULL NAME OF Sanyam R Shah) promoter of Ratna Builder
 Co. vide its/his/her/their authorization dated 18/12/2018

I, Sanyam R Shah Promoter of Ratna Builder Co do hereby solemnly declare, undertake and
 state as under that ;

1. Ratna Builder Co. have a legal title to the land on which the development of Ratnaruchi
 Vatika is proposed ;

OR

_____ have/has a legal title to the land on which the development of
 _____ (Name 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 promoter for development of the real estate
 project is enclosed herewith.

2. the said land is free from all encumbrances.

OR

details of encumbrances _____ including details of any
 rights, title, interest or name of any party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is 31/03/2019.

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 withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an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

[Signature]



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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.

[Handwritten signature]

Deponent

Verification

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

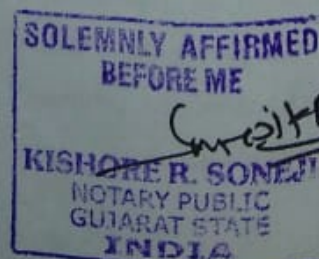
Verify by me at AHMEDABAD on this 18th day of December 2018

[Handwritten signature]

Deponent



Notary's Stamp



19 DEC 2018

