



IN-GJ95650991095352X



सत्यमेव जयते

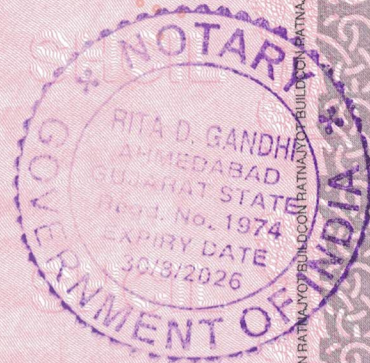
INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

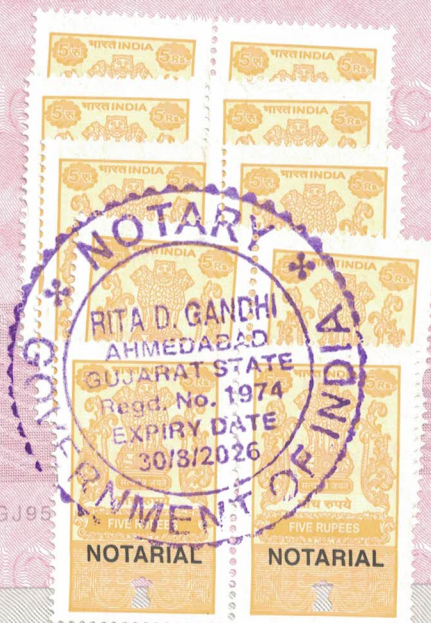
SERIAL No. 22511/2025

RITA D. GANDHI
NOTARY
GOVT. OF INDIA
30 AUG 2025

Certificate No. : IN-GJ95650991095352X
Certificate Issued Date : 30-Aug-2025 03:33 PM
Account Reference : IMPACC (AC)/ gj13187611/ AHMEDABAD GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1318761196991840412846X
Purchased by : RATNAJYOT BUILDCON
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : RATNAJYOT BUILDCON
Second Party : Not Applicable
Stamp Duty Paid By : RATNAJYOT BUILDCON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ95



PF 0019534343

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

SHCIL



NOTICE



- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

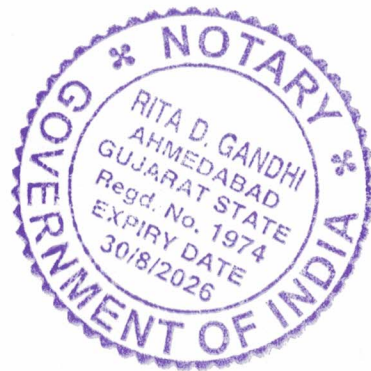
સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.





FORM 'B'
[See rule 3(4)1]



Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Dineshbhai Babulal Panchal** promoter of the proposed project and duly authorized Signatory and partner of **Ratnajyot Buildcon** the proposed project, Ratna 17 (Ratna 17, Besides Lavanya Appartment, Opp. Lavanya sthanak vasi jain sangh upashray, behind prathma blood bank, jivraj hospital road, vasna, Ahmedabad - 380007), vide his authorization dated **29th August, 2025.**

F.P. No. 67 to the North F.P. No. 78 to the South 9.15 Mtr Road to the East F.P. No. 76 to the West of Survey No.253 Final Plot no. 77 of Division T.P.S.No. 26 (Vasna), village Vasna, taluka Sabarmati, District Ahmedabad, PIN 380007 admeasuring 797 sq.mts. area being developed by **Ratnajyot Buildcon.**

I, **Dineshbhai Babulal Panchal** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter has a legal title to the land on which the development of the project is proposed **Ratna 17.**
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31st Dec, 2028.**
4. That seventy per cent of the amounts realized by me/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 I/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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Mr. Dineshbhai Babulal Panchal

Deponent
RATNAJYOT BUILDCON

[Signature]
PARTNER

Verification

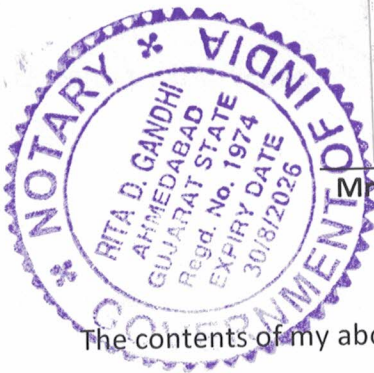
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at _____ on this _____ day of _____

Deponent
RATNAJYOT BUILDCON

[Signature]
PARTNER

BEFORE ME
[Signature]
RITA D. GANDHI
NOTARY
GOVT. OF INDIA
30 AUG 2025





ગાંધી સરકાર
Government of India

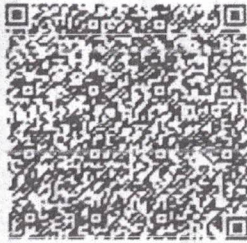
દિનેશકુમાર બાબુલાલ પંચાલ

Dineshkumar Babulal Panchal

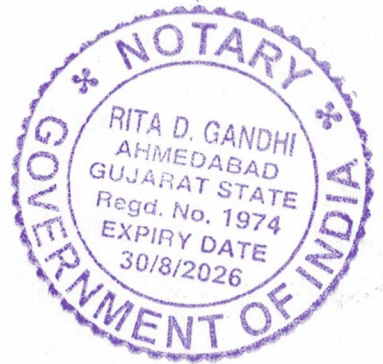
જન્મ તારીખ / DOB : 01/06/1956

પુરૂષ / Male

9037 4525 3141



મીત્રો બાબુલર, મીત્રી ચીનમ





UIDAI
Unique Identification Authority of India

સરનામું:
49, પારસકુંજ સોસાયટી વી-2,
સેટેલાઈટ રોડ, સેટેલાઈટ, અમદાવાદ
શહેર, અમદાવાદ, મહાકલ્યાણ,
ગુજરાત, 380015

Address:
49, Paraskunj Society V-2,
Satellite Road, Satellite,
Ahmadabad City, Ahmedabad,
Manekbag, Gujarat, 380015

9037 4525 3141



1947



help@uidai.gov.in



www.uidai.gov.in

Date: - 29/08/2025

To,
Technical Officer,
Gujarat Real Estate Regulatory Authority,
Gandhinagar

Subject: - Clarification of Project End Date.

Promoter Name : - Ratnajyot Buildcon
Project Name : - Ratna 17

Respected Sir/Madam,

We have single block with ground floor and 4 upper floor and our built-up area approx 1650 sq mtrs. We require minimum 2 year for complete the construction work due to small road and congestion of area and at least 1 year for selling of minimum 8 units for society registration and BU Permission So if we want to complete our total construction work smoothly as well as society registration without fail then at least we want 3 years to complete it. So considering our situation give us project end date 31/12/2028.

Here is a request to you honorable sir/madam please accept our project end date clarification as per our facts and assumption.

Regard,

RATNAJYOT BUILDCON


PARTNER

Ratnajyot Buildcon
Authorized Signatory

Site Address : Ratna 17,
B/h. Ashwamegh Row House, Beside Lavanya Appartment,
Jivraj Mehta Hospital Raod, Ahmedabad - 380007.

Contact : 999 84 39 84 3