



**FORM 'B'**

(See rule 3 (4))

SR NO. K/2+6 2022

K/L/L/1.  
**KETUMAN H. BHATT**  
NOTARY  
GOVT. OF INDIA

19/11/2022

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

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Riturajsinh Kailashsinh Gadhaividuly authorized by Swastik Developers. The promoter of proposed project Swastik Promont vide his authorization dated 27/09/2022.

I, Riturajsinh Kailashsinh Gadhaividuly authorized by the promoter of Swastik Promont do hereby solemnly declare, undertake and state as under that;

1. Swastik Developers have a legal title to the land on which the development of Swastik Promont is to be carried out;
2. The said land is free from all encumbrances, rights, title, interest or name of any party in or over such land except sanctioned project loan of Rs. 25.00 Crores by Aditya Birla Housing Finance Limited vide sanction letter dated 07/10/2022.
3. The time period within which the project shall be completed by us is 31/07/2026
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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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.

REVENUE DEPARTMENT  
BANK LTD.  
BOPAL BRANCH/ORCHID CENTER  
AHMEDABAD - 382015  
GUJARAT  
SR NO. K/2+6 2022  
K/L/L/1.  
KETUMAN H. BHATT  
NOTARY  
GOVT. OF INDIA  
19/11/2022  
STAMP UNIT  
00000  
SPECIAL ADHESIVE  
2885 8226483



8. we shall take all the pending approvals on time, from the competent authorities.

9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

**SWASTIK DEVELOPERS**  
*Ritika*  
**PARTNER**  
Swastik Developers

Deponent

**Verification**

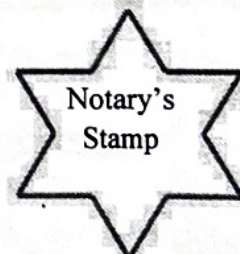
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

**SWASTIK DEVELOPERS**  
*Ritika*  
**PARTNER**  
Swastik Developers



Deponent



**SIGNED BEFORE ME**  
*K. Bhatt*  
**KETUMAN H. BHATT**  
**NOTARY**  
**GOVT. OF INDIA**  
19/11/2022.





ભારત સરકાર  
Government of India

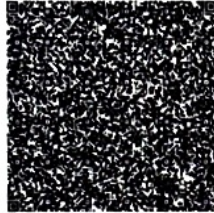
ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ  
Unique Identification Authority of India

નામોક્તિ ક્રમ સંખ્યા/ Enrolment No.: 0000/00783/16836

To  
રિતુરાજસિંહ કેલાશસિંહ ગઢવી  
Riturajsinh Kailashsinh Gadhi  
Riturajsinh Gadhi  
B 201 Arishta Courtyard  
Bopal Ambli Road  
Ambli  
Bopal  
Ahmedabad Gujarat - 380058  
7878814319

Signature valid

Digitally signed by  
Riturajsinh Kailashsinh Gadhi  
DN: cn=Riturajsinh Kailashsinh Gadhi,  
o=Unique Identification Authority of India,  
c=IN



તમારો આધાર નંબર / Your Aadhaar No. :

**4644 9536 6838**

VID : 9139 4454 0903 3935

મારો આધાર, મારી ઓળખ



રિતુરાજસિંહ કેલાશસિંહ ગઢવી  
Riturajsinh Kailashsinh Gadhi  
જન્મ તારીખ/DOB: 09/12/1982  
પુરુષ/ MALE

**4644 9536 6838**

VID : 9139 4454 0903 3935

મારો આધાર, મારી ઓળખ



Government of India



નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઇન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

### INFORMATION

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- This is electronically generated letter.

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- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઇલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો - એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

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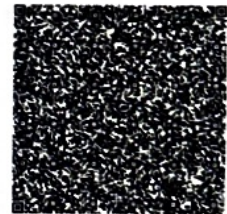


ભારત સરકાર  
Government of India



સરનામું :  
રિતુરાજસિંહ ગઢવી, બી 201 અરિષ્ટા કોર્ટયાર્ડ, બોપલ અંબલી  
રોડ, અંબલી, બોપલ, અમદાવાદ,  
ગુજરાત - 380058

Address:  
Riturajsinh Gadhi, B 201 Arishta Courtyard,  
Bopal Ambli Road, Ambli, Bopal, Ahmedabad,  
Gujarat - 380058



**4644 9536 6838**

VID : 9139 4454 0903 3935

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

Rituraj



HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,  
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

11946/2020

To,

M/s. SWASTIK DEVELOPERS

A Partnership Firm

Ahmedabad



**FIRST REVISED NON-ENCUMBRANCE CERTIFICATE**

THIS IS TO CERTIFY THAT M/s. SWASTIK DEVELOPERS, a Partnership Firm, having its registered office at 1001, 10<sup>th</sup> Floor, Shivalik Satyamev, S.P. Ring Road, South Bopal, Bopal, Ahmedabad-380058, (hereinafter called the "Promoter") is owner and possessor of the Non Agricultural Land bearing Final Plot No. 54 admeasuring about 3,217 sq. mtrs. [Given in lieu of Block No 578 admeasuring about 5,362 sq. mtrs.], forming part of Draft Town Planning Scheme No. 3 (Ghuma) situate, lying and being at Moje Ghuma, Taluka Daskroi in the Registration District of Ahmedabad-9 (Bopal) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has commenced construction of commercial cum residential project named "SWASTIK PROMONT" on the said Project Land.

That Plans for making residential cum commercial construction on the land of Final Plot No. 54 admeasuring about 3,217 sq. mtrs. forming part of Town Planning scheme No. 3 (Ghuma) is sanctioned by Ahmedabad Municipal Corporation (AMC) vide its order Rajachitthi No. 06856/120522/A6086/R0/M1 dated 23-09-2022.

As per instructions, we have examined the titles of the abovereferred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to



be true, correct and trustworthy, we have issued a Title Certificate cum Report dated 04-10-2022 and Non Encumbrance Certificate dated 04-10-2022 certifying that the said Project Land was free from any encumbrance/litigation.

Thereafter the Promoter, M/s. **SWASTIK DEVELOPERS** has obtained loan from Aditya Birla Housing Finance Limited of Rs.25,00,00,000/- (Rupees Twenty Five Crores Only). In this regards, Promoter has mortgaged the said Project Land alongwith unsold Flats/Units/Shops in the said Project "**SWASTIK PROMONT**" constructed on the said Project land in favour of Aditya Birla Housing Finance Limited vide Mortgage Deed for Creation of charge executed on 12-10-2022 registered at Serial No. 16322 on 12-10-2022 in the office of Sub-Registrar Ahmedabad-09 (Bopal) and the details are more specifically mentioned in the Mortgage Deed.

In furtherance of said Title Report dated 04-10-2022 and Non Encumbrance Certificate dated 04-10-2022 and subject to what is stated therein, We hereby issue this First Revised Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/ litigations except:

**Charge of Aditya Birla Housing Finance Limited for Rs. 25,00,00,000/- (Rupees Twenty Five Crores Only) vide Mortgage Deed dated 12-10-2022 registered at Serial No. 16322 on 12-10-2022 in the office of Sub-Registrar Ahmedabad-09 (Bopal)**

### **SCHEDULE**

#### **(Description of the Project Land)**

**ALL THAT** piece or parcel of Non Agricultural Land bearing Final Plot No. 54 admeasuring about 3,217 sq. mtrs. [Given in lieu of Block No 578 admeasuring about 5,362 sq. mtrs.], forming part of Draft Town Planning Scheme No. 3 (Ghuma) situate, lying and being at Moje Ghuma, Taluka

The Final Plot No. 54 is bounded as under:

PLACE : AHMEDABAD  
DATE : 01<sup>th</sup> DECEMBER, 2022

**For Jani & Co,**

Humbert P-Jane

**HURSH P. JANI**  
**Solicitor & Advocate**  
**Enrl No. G/559/2007**

