

RG. SERIAL No. 805 /2019
DATE 13/08/2019

PRAGANESH D. PATEL
NOTARY
GOVT. OF INDIA

13 AUG 2019

NUJIAN NAGRIK SAMAKHI

BANK LTD.

ODHAV BRANCH,
BARCELONA CAMPUS

FORM/B/25
AHMEDABAD
GUJ/SOS/AUTH/AV/384/2016

(See rule 3 (4))



भारत
सत्यमेव जयते
INDIA

STAMP DUTY

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Rs. ≈ 0000100 ≈ 13.8.2019

365459

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SPECIAL ADHESIVE

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2052295 6627
7239 5622502

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. KISANKUMAR GOPALDAS MODI promoter of SHANTAM DEVELOPERS, vide its/his/her/their authorization dated August 10, 2019

I, KISHANKUMAR GOPALDAS MODI promoter of SHANTAM DEVELOPERS do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of SHANTAM - 01 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.

the time period within which the project shall be completed by me/us is DECEMBER 31, 2024.

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 the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

THE KALUPUR COMMERCIAL
CO. OP. BANK LTD.

Naya Nikol Road Branch,
Distt. AHMEDABAD - 382330.

MeGul/SOS/AUTH/AV/384/2016

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Rs. ≈ 0000100 ≈ 13.8.2019

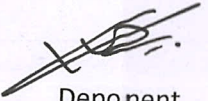
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7. I/we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified 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.

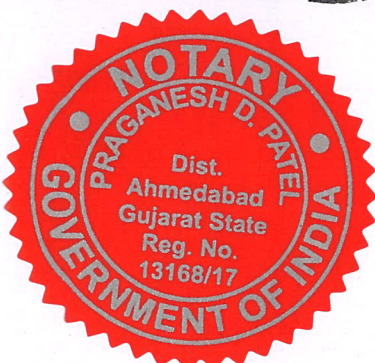
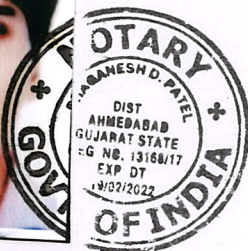

Deponent

Verification

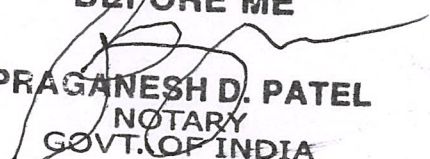
The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at AHMEDABAD on this 13 day of Aug / 2019

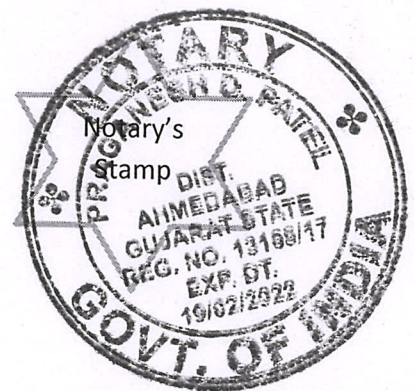

Deponent



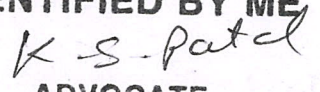
SOLEMNLY AFFIRMED
BEFORE ME


PRAGNESH D. PATEL
NOTARY
GOVT. OF INDIA

13 AUG 2019



IDENTIFIED BY ME


ADVOCATE

Name.....K. S. Patel
Sanad No G.....28851-2017
Address.....Mumbai

AUTHORITY LETTER

We, the undersigned, partners of M/s. SHANTAM DEVELOPERS hereby authorise one of our partners viz. SHRI KISHANKUMAR GOPALDAS MODI as our Project Head of our project site named SHANTAM - 01 which is situated at T.P Scheme No.12 of F.P.No:128, R.S.No.1093/2.

He will be the authorized representative for the Gujarat RERA compliance work and do all legal, financial, technical work of the said site.

We all partners confirm the above:

Sr. No.	Name of the Partner	Signature
1	Shri Natvarlal D. Patel	01242M1051424
2	Shri Kishankumar G. Modi	
3	Shri Grishma J. Parikh	
4	Shri Bhupendra K. Patel	
5	Shri Satish K. Patel	

Place:: Ahmedabad

Date:: August 10, 2019