

THE KALUPUR COMMERCIAL  
CO.OP. BANK LTD.  
NEW S.G. ROAD BRANCH  
AHMEDABAD - 382481

No.GUJ/5051 AUTH/AV/420/2017



STAMP DUTY  
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ગુજરાત  
SPECIAL ADHESIVE

Rs. ≈ 0000300 ≈ 29.6.2022

365624

GUJARAT

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FORM 'B'

[See rule 3(4)1]

SR. No. A-140...../2022

NOTARY  
29 JUN 2022

Affidavit cum Declaration

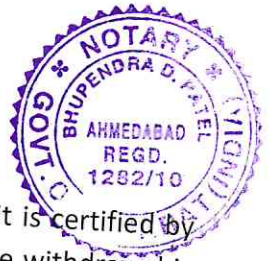
Affidavit cum Declaration of Mr. ManojkumarNathuram Sharma promoter of the proposed project and duly authorized Signatory and partner of Sadhna Reality the proposed project, Skywalk Suyash (Skywalk Suyash, B/h Aryan City, New S.G. Road, Gota (east), Ahmedabad - 382481), vide his authorization dated 3<sup>rd</sup> June, 2021.

12 Mtr Road to the North F.P.No.250/1 to the South F.P.No.253/3 to the East Garden to the West of Division T.P.S.No.65 Tragad-Jagatpur-Chandkheda-Chenpur-Ranip, village Chenpur, taluka Ghatlodiya, District Ahmedabad, PIN 382481 admeasuring 2718.47 sq.mts. area being developed by SADHNA REALITY.

I, ManojkumarNathuramSharma 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 Skywalk Suyash.
2. That firm has taken Term Loan of Rs.9,90,00,000/- (Rupees Nine Crore Ninty Lac Only) from DCB Bank Limited and mortgage was executed in favour of the said bank, which was duly registered with the Sub-Registrar, Ahmedabad - 8 (Sola) on 05/05/2022 under Serial No. 10094.
3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup> Dec, 2025.
4. That seventy per cent of the amounts realised 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 shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.



Deponent  
FOR, SADHNA REALITY  
  
PARTNER

Mr. Manojkumar Nathuram Sharma

Verification

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

Verify by me at \_\_\_\_\_ on this 29 JUN 2022 day of \_\_\_\_\_

Deponent  
FOR, SADHNA REALITY  
  
PARTNER



**SIGN BEFORE ME**

**B. D. PATEL**  
NOTARY-GOVT. OF GUJ.  
29 JUN 2022



भारत सरकार

GOVERNMENT OF INDIA

मनोजकुमार नाथुराम शर्मा

Manojkumar Nathuram Sharma

जन्म तारीख/ DOB: 09/05/1988

पुरुष / MALE



3466 6430 7042

आधार - आम आदमी का अधिकार





भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार सरनामुं :

S/O नाथूराम शर्मा, बी-67,  
हेरीटेज बंग्लोव्स, केशर शाल  
होस्पिटल पाछड( साइन्स सिटी  
सोला रोड पासे ), भाडज,  
भाडज, अमदावाड,  
गुजरात - 380060

Address:

S/O Nathuram Sharma, B-67,  
heritej bungalows, B/H shal  
hospita ( nera science city sola  
road), bhadaaj, Bhadaaj,  
Ahmedabad,  
Gujarat - 380060

3466 6430 7042



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



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