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SERIAL NO.: 152
BOOK NO.: N
PAGE NO.: 47

B. R. JOSHI
NOTARY

10 AUG 2023

FORM 'B'

[See rule 3(4)1]

Affidavit cum Declaration

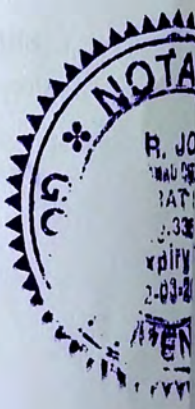
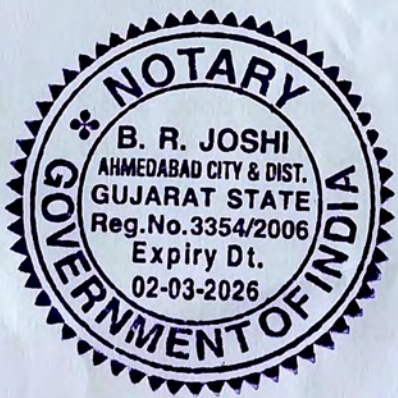
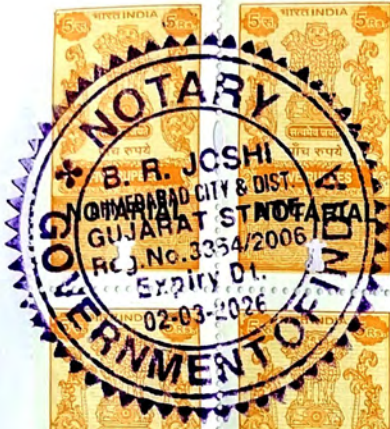
Affidavit cum Declaration of Mr. Bharatbhai V Patel promoter of the proposed project and duly authorized Signatory and partner of Shantanu Infra the proposed project, **Shiv Shaligram Serenity** (Shiv Shaligram Serenity, B/h BAPS Swaminarayan Temple, Nr. Satatya Residency, New Ranip, Ahmedabad-382470), vide his authorization dated 2nd Sep, 2022.

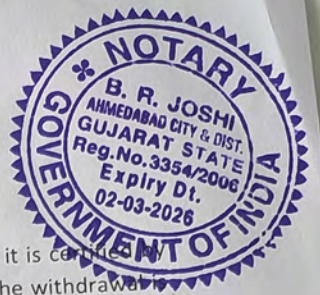
F.P.No. 247 to the North 12 Mtr TP Road to the South F.P.No. 269/2 to the East 12 Mtr TP Road to the West of Division T.P.S.No. 66 Ranip-Chenpur-Chandlodiya, Survey no.348, Final Plot no. 246, village Chandlodiya, taluka Sabarmati, District Ahmedabad, PIN 382481 admeasuring 9105 sq.mts. area being developed by Shantanu Infra.

I, Bharatbhai V Patel 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 **Shiv Shaligram Serenity**.
2. That the said firm has taken Construction Finance of Rs.25,00,00,000/- (Rupees Twenty Five Crores Only) from Bajaj Housing Finance Limited and the land mortgage executed in favour of the said Financial Institute, which was duly registered with the sub-registrar, Ahmedabad-8(Sola) on 03/03/2023 under serial no. 5167.
3. That the time period within which the project shall be completed by me/promoter is 31st December, 2026.
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.



**SIGNED
BEFORE ME**

**B. R. JOSHI
NOTARY
GOVT. OF INDIA**

10 AUG 2023

Mr. Bharatbhai V Patel

Deponent

For SHANTANU INFRA

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

For, SHANTANU INFRA

PARTNER

