

Sr. No. 3163/2019
Date 17 OCT 2019



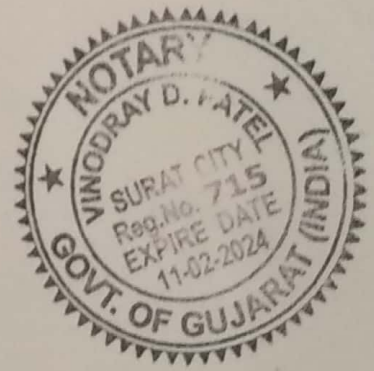
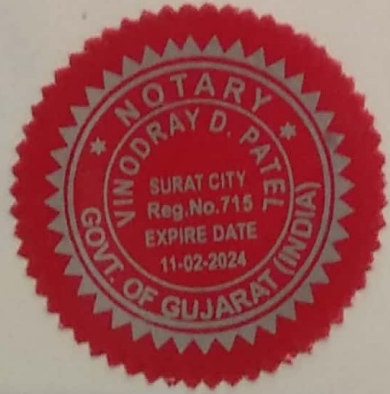
ગુજરાત ગુજરાત GUJARAT

BY 977219

શ્રી. નં. 2637 તાદીખ:.....
વિશાલભાઈ કિશોરભાઈ ઇટાલીયા
(સ્ટામ્પ વેન્ડર)
૪૧, શીવો માળ, ઇશ્વરનગર સોસા વેડ ૩૦૬, સુરત
તા. નં. ૧૩/૨૦૧૭, હસ્તાક્ષર.....
સહી. 12/11/2019

KETANBHAI NARESHBHAI PATEL
Katatgam, Surat

[Signature]



FORM 'B'

(See rule 3 (4))

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

AFFIDAVIT CUM DECLARATION

[Signature]



गुजरात गुजरात GUJARAT

BY 977220

रज. नं. 2638. तारीख:.....
विशालभाई किशोरभाई धर्मादीया
(स्टाम्प वेन्डर)
४९, श्रीश्री भाण, धर्मादनगर सोसा. वेड रोड, सुरत
ला. नं. १३/२०१७, दस्तावेज.....
सहि. *Maanish...*

KETANBHAI NARESHBHAI PATEL
Katatgam, Surat

Ketanbhai Patel



FORM 'B'

(See rule 3 (4))

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

AFFIDAVIT CUM DECLARATION

Ketanbhai Patel

Affidavit cum Declaration of Mr./Ms. **KETANBHAI NARESHBHAI PATEL** promoter /duly authorized by the promoter of **CITY HEART** (Name of proposed project), vide its/his/her/their authorization dated **20/12/2017**

I, **KETANBHAI NARESHBHAI PATEL** promoter/duly authorized by the promoter of **CITY HEART** (Name of the proposed project) 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 **CITY HEART** (Name of the proposed project) is proposed;

AND

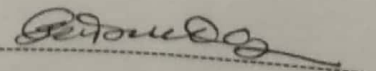
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. Details of encumbrances from State Bank of India including details of any rights, title, interest or name of any party in or over such land, along with details.

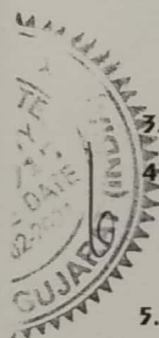
NAME	LOAN AMOUNT	SECTION DATE
STATE BANK OF INDIA	15,00,00,000/-	09/04/2019

The time period within which the project shall be completed by me/us is date 31/10/2020

3. 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.
4. 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.
5. 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.
6. 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.
7. I/we shall take all the pending approvals on time, from the competent authorities.
8. 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 there from.

Verify by me at SURAT on this 12th day of OCT. 2019

[Signature]

Deponent



BEFORE ME

[Signature]
VINODRAY D. PATEL,
NOTARY
SURAT CITY (GUJ.)
GOVT. OF GUJARAT

Sr. No. 3143/2019
Date. 17 OCT 2019

आयकर विभाग
INCOME TAX DEPARTMENT
PATEL KETANBHAI N
NARESHBHAI MANJIBHAI PATEL
21/12/1983
Permanent Account Number
AOHPP2417B
Signature

भारत सरकार
GOVT OF INDIA



SANCTION LETTER

Date: 09.04.2019

The Partners

M/s Rudra Developers
316, 3rd Floor, Avlon The Commercial Hub,
Aambatalavwadi, Katargam, Surat

Dear Sir,

C&I Advance: M/s Rudra Developers - Annual Review of the limit

With reference to above mention we are please to inform you that competent authority has approved the annual review of dropline overdraft limit of **M/s Rudra Developers** with reduction in the overdraft limits from Rs 22.00 crores to Rs 15.00 crores .

(AMT IN LACS)

SL No.	FACILITY	EXISTING LIMIT	PROPOSED LIMIT
(i)	Dropline Overdraft (under ABL CRE Scheme)	2200.00	1500.00
	Total of Fund Based Limits	2200.00	1500.00
(i)		0.00	0.00
	Total of Non-Fund Based Limits	0.00	0.00
	TOTAL LIMITS	2200.00	1500.00

- I) Rate of interest will be 3.05 % above 1 Yr MCLR-8.55%, Present effective rate is 11.60 % p.a.
- II) Penal interest at the rate of 2% above the applicable interest rate will be charged on the outstandings if the Account remains overdue for > 7 days, including interest applied during moratorium.
- III) Penal interest at the rate of 2% above the applicable interest rate will be charged for opening/maintaining Current Accounts with other banks.
- IV) Cash flow of the project for which ABL CRE is sanctioned should be routed through ESCROW accounts open with the Branch and Bank will have first charge on the same. If the credits in the accounts is less than 80% of projected sales realisations, penal interest @1.00% will be charged from the borrower till next review of the limits.

bank.sbi

+91 0261 2330101 letter **RUDRA DEVELOPERS**

+91 0261-2330708

sbi.04083@sbi.co.in

विश्वविद्यालय वाणिज्यिक शाखा

नं. ३, एमए एम, डिवाय,

सुरत- 395 002

विश्वविद्यालय वाणिज्यिक शाखा

1st मल, किरण चेंबर,

जे.के. टावर को सामने,

रिंग रोड, सुरत-395 002

Specialised Commercial Branch

1st Floor, Kiran Chambers,

Opp J.K. Tower

Ring Road, SURAT - 395 002

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v) The request of the unit for release of below mentioned Collateral security :

"All the piece and parcel of non agricultural bearing Revenue Survey No. 87/1/P its Block no. 82 admeasuring 16188 sq mtr, Revenue Survey No. 87/1/P its Block No. 84/paiki 1 admeasuring 23877 sq mtr & Revenue Survey no. 88 its Block No. 84 paiki 2 admeasuring 7183 sq mtr after consolidation Block No. 82,84 paiki 1 & 84 paiki 2, New Block No. 82 admeasuring 47248 sq mtr of Village Kanbhi, Tal.-Olpad, Dist-Surat in the ownership of Hardikbhai Maheshbhai Parakhiya, Dashrathbhai Raahavbhai Kevadiya and Bipinbhai Jashmatbhai Kevadiya."

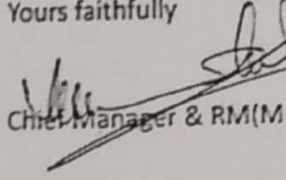
has not been approved by competent authority. Hence, there is no change in the collateral security cover.

All the other terms and conditions as mentioned in annexure A,B and C in Sanction Letter dated 27.12.2017 will remain unchanged.

Kindly acknowledge the acceptance of Terms and Conditions.

Regards

Yours faithfully


Chief Manager & RM(ME)



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Sanction Letter RUDRA DEVELOPERS

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