

Earth Associates

NON ENCUMBRANCE CERTIFICATE

I the undersigned advocate do hereby state that from the search of sub registrar and revenue record it was find that there is no encumbrance of any type including title, rights or financial except project loan on the land as described below of project **COLIN ELEGANCE** to be constructed/ constructed by **M/s. Sarahi Developers** situated at: Colin Elegance, Near Ring Road, Hanspura, Ahmedabad and the title of the said land is clear, marketable and free from all charges or encumbrances and reasonable doubts. Moreover said firm had availed construction finance of Rs.6,00,00,000/- (Rupees Six Crore Only) over the said project land from Equitas Small Finance Bank Ltd. and except it there is no other kind of encumbrance or loan on and over the said land.

Revenue Survey No.	:	15 D
Admeasuring	:	4603 sq. mts.
T. P. Scheme No.	:	75
Final Plot No.	:	43/4
Admeasuring	:	2762 sq. mts.
Village	:	Hanspura
Taluka	:	Asarwa
District	:	Ahmedabad

Further note that except loan of Equitas Small Finance Bank Ltd. there is no encumbrance of any type including title, rights or financial on and over the said project land.

Date: 01/04/2021



S. D. Mishra, Advocate
(En.No. G/1135/2003)

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815121

THE KALUPUR COMMERCIAL
CO. OP. BANK LTD.

Nava Nikol Road Branch,
Dist. - AHMEDABAD - 382330.

No. GUJ / SOS / AUTH / 11/3231/2015



भारत
INDIA

STAMP DUTY
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Rs. 0000300

365442

GUJARAT
SPECIAL ADHESIVE

-6.5.2021

GUJARAT

Zero*Zero*Zero*Zero*ThreeZero*Zero

8636 582247

Sr. No. 3231A /2021

R. K. BAROT
NOTARY

GOVT. OF GUJARAT

17 MAY 2021

FORM 'B'

(See rule 3 (4))

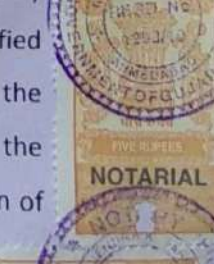
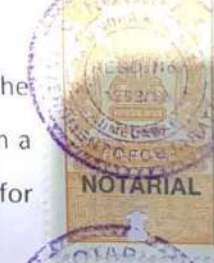
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR
ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. SARAHİ DEVELOPERS Partner Shri Jayrajibhai Valjibhai Sangani
promoter /duly authorized by the promoter of **COLIN ELEGANCE**, vide its/his/her/their authorization
dated 26-11-2020.

I/We, SARAHİ DEVELOPERS Partner Shri Jayrajibhai Valjibhai Sangani promoter/duly
authorized by the promoter of **COLIN ELEGANCE** 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 **COLIN ELEGANCE** is
proposed;
2. The promoter has obtained Loan from **EQUITAS SAMLL FINANCE BANK LIMITED** for Rs.
6,00,00,000/- (Rupees Six Crore only). Sanctioned date is 20-03-2021.
3. The time period within which the project shall be completed by me/us is **31-05-2025**.
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. 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.

શ્રી જયરાજભાઈ વલ્જિભાઈ સંગાની

Deponent

(Shri Jayrajbhai Valjibhai Sangani)

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 17 MAY 2021, 2021



શ્રી જયરાજભાઈ વલ્જિભાઈ સંગાની

Deponent

(Shri Jayrajbhai Valjibhai Sangani)



SOLEMNLY AFFIRMED
BEFORE ME

R. K. Barot
R. K. BAROT
NOTARY

GOVT OF GUJARAT

17 MAY 2021





ભારત સરકાર
GOVERNMENT OF INDIA



જયરાજભાઈ વાલજીભાઈ સાંગાણી

Jayrajbhai Valjibhai Sangani

જન્મ તારીખ/ DOB: 02/07/1975

પુરુષ / MALE



6564 2913 5218

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ પહચાન પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

S/O વાલજીભાઈ, 33, ભક્તિ
રાજ બંગ્લોઝ, 200 ફીટ રિંગ
રોડ, ભક્તિ સર્કલ નવા નિકોલ,
નિકોલ, અમદાવાદ,
ગુજરાત - 382350

Address:

S/O Valjibhai, 33, bhakti raj
bungalows, 200 feet ring road,
bhakti sarcai nava nikol, Nikol,
Ahmedabad
Gujarat - 382350



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

શોજાનગર

Sanction Letter
Reference No: 2162859
Date: 20-03-2021



To,
Sarahi Developers
Swati Rahulbhai Kothiya; Prashil Hirenkumar Modi; Jayrajbhai Valjibhai Sangani; Korat Jagdish Mansukhbhai; Shaileshbhai K Vajapara; Hiren Ashwinbhai Modi; Neha Aum Patel; Panchani Ashokkumar Kalabhai; Mukesh Ishwarbhai Patel; Kamlesh Ashokkumar Gangwani; Henil C Prajapati; Vipulbhai V Sangani

Address- B33, Bhaktiraj Bungalows, 200 Feet Ring Road, Bhakti Circle, New Nikol, Ahmedabad, 382330.

We are pleased to inform you that we, in principle, agree to sanction your construction finance loan as per Terms & Conditions mentioned below:

Terms & Conditions:

Borrower	Sarahi Developers
Guarantor	Swati Rahulbhai Kothiya; Prashil Hirenkumar Modi; Jayrajbhai Valjibhai Sangani; Korat Jagdish Mansukhbhai; Shaileshbhai K Vajapara; Hiren Ashwinbhai Modi; Neha Aum Patel; Panchani Ashokkumar Kalabhai; Mukesh Ishwarbhai Patel; Kamlesh Ashokkumar Gangwani; Henil C Prajapati; Vipulbhai V Sangani
Project Address	Colin Elegance, Survey No. 15D F.P. No. 43/4, TP Scheme no. 75 (MUTHIA), Nr. Vibrant Homes, Naroda-Dehgam Road, Hanspura, Ahmedabad- 382330.
Lender	The proposed Facility is a term loan facility. ESFB shall have the right to syndicate/ down sell the said facility to other banks, NBFCs, and/or financial institutions.
Project Details	The Project consists of 4 Blocks with Cellar+ GF+ 7 storied structure consisting of 2 BHK residential apartment and commercial shops, consisting of total 123 Units, i.e. 112 flats and 11 shops. Currently construction stage is at 1%.
Facility	Rupee Construction Finance Loan not exceeding Rs. 6,00,00,000/-(Rupees Six Crores only). The Construction Finance Loan is referred to as the "Facility".
Purpose of the Facility	The Facility shall be utilized only for meeting the development cost and construction cost of the Project and all such other costs involved in developing the Project.
Land owned by	Total land area is 2762 sq mt. or 29730 sq ft; which is owned by Sarahi Developers, a partnership firm constructing the said project. Details of all the units given in Annexure III.
Scheduled Receivables	Receivables / Cash Flows / Revenues (including booking amounts/advance arising out of or in connection with or relating to the residential area of the Project (Borrower share).
Disbursement of Facility	The disbursement will be on construction linked plan i.e. as per the progress of the construction work. Disbursement Schedule as per Annexure II.
Repayment schedule	Repayment schedule condition is detailed in Annexure I.
Shortfall undertaking	The Borrower shall also undertake and confirm that in the event, the cash flow in the account is not sufficient to service the facility, interest or other dues, the shortfall will be met through infusion of fresh funds therein by the Borrower in a manner and form as instructed by ESFB. The support shall be kept valid until repayment of the entire Facility with interest & all other dues & charges.



Equitas Small Finance Bank Limited
(Previously known as Equitas Finance Limited)
4th Floor, Phase II, Spencer Plaza, No.769, Mount Road, Anna Salai, Chennai, Tamil Nadu, India - 600 002
T: +91 44 4299 5000 | F: +91 44 4299 5050 | corporate@equitas.in | www.equitasbank.com
Toll Free: 1800 103 1222 | CIN No.: U65191TN1993PLC025280

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1 Khulash A. Gangwani
2 Prashil Hirenkumar Modi
3 Jayrajbhai Valjibhai Sangani
4 Korat Jagdish Mansukhbhai

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