



THE KALUPUR COMMERCIAL
CO-OP BANK LTD.,
BODAKDEV, AHMEDABAD-380054
GUJSOIA/THIAVI 207 12008



भारत 11311 SPECIAL
196104 ADDRESSIVE JUL 14 2022
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Form B

INDIA

STAMP DUTY

GUJARAT

Project name: **J V Business Park**; (4) of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017

Project name: **J V Business Park**; Situated on the Plot Bearing Revenue Survey Number 344/ Paiki 1 Village: Madhapar, Taluka: Bhuj, District: Kutch.

Affidavit cum Declaration

Affidavit cum declaration of **Mr. Kirtikumar Manilal Thacker** duly authorised by **M/s Shanti Realities**, the promoter of the proposed project “**J V Business Park**”, vide its authorization dated 18th August, 2020;

I, **Kirtikumar Manilal Thacker** duly authorised by **M/s Shanti Realities**, Promoter of the Proposed Project “**J V Business Park**”, do hereby solemnly declare, undertake and state as under that:

1. We have a legal title to the land on which the development of the project “**J V Business Park**” is proposed;
2. The said land is mortgaged as a security in favor of Tata Capital Financial Services Limited towards a facility of project finance of Rs. 7.50 Crore obtained from Tata Capital Financial Services Limited and the said mortgage is registered vide document number 2097 of year 2022 in the office of Sub Registrar, Bhuj.
3. The time period within which the project shall be completed by us is 31st December, 2024.
4. Seventy percent of the amounts realized by 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 The amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the Project.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 The amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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 account 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. We shall take all the pending approvals on time, from the competent authorities.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the act.

For, **Shanti Realities**

Manilal Thacker
Kirtikumar Manilal Thacker
Authorised Signatory

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me/us there from.

Verified by me Mr. Kirtikumar Manilal Thacker on this _____ day of _____, 2022.

For, Shanti Realities


Kirtikumar Manilal Thacker
Authorised Signatory



14 JUL 2022

