

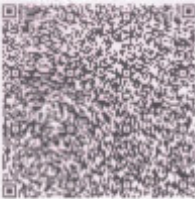


सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ37167360519318S
Certificate Issued Date : 10-Sep-2020 02:29 PM
Account Reference : IMPACC (AC)/ gj13012811/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1301281112508160145614S
Purchased by : KANUBHAI NANAKRAM JETHWANI
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : KANUBHAI NANAKRAM JETHWANI
Second Party : Not Applicable
Stamp Duty Paid By : KANUBHAI NANAKRAM JETHWANI
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



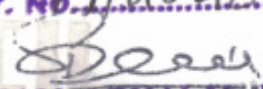
LB 0009754349

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Sr. No. 11046 /2020


SHAMALBHAI M. DESAI

NOTARY
GOVT. OF GUJARAT

10 SEP 2020

 Warning 

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FORM 'B'
[See rule 3(4)1]

Affidavit cum Declaration

Affidavit cum Declaration of **SHRI KANUBHAI NANAKRAM JETHWANI** promoter of the proposed project and duly authorized Signatory and Partner of **M/S KHUSHI REALITY** the proposed project, **SARAL SKY SUITES** (Saral sky suites, Behind spring valley party plot, Next to leaf international school, New CG road, Ahmedabad) vide his authorization dated **04/04/2019**.

Survey no.667/P/Final Plot no.171/1, T.P.S.No.22(Chandkheda) village Chandkheda taluka Sabarmati District Ahmedabad PIN 382424 admeasuring 3225 sq.mts. area being developed by Khushi Reality.

I, **SHRI KANUBHAI NANAKRAM JETHWANI** 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 **SARAL SKY SUITES** is New Launch Project .
2. There is a Term Loan From Bajaj Housing Finance Ltd.(BHFL) with amount of Rs. 10,00,00,000/-.
3. That the time period within which the project shall be completed by me/promoter is **30/06/2023**.
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, KHUSHI REALITY

KN Jethwani
Partner

SHRI KANUBHAI NANAKRAM JETHWANI

Verification

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

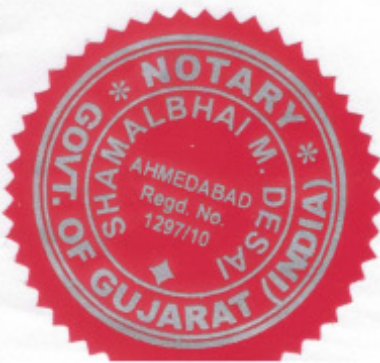


Verify by me at _____ on this 10 SEP 2020 day of _____

Deponent

For, KHUSHI REALITY

KN Jethwani
Partner



SOLEMNLY AFFIRMED
BEFORE ME

Shri Kanubhai M. Desai
SHAMALBHAI M. DESAI
NOTARY
GOVT. OF GUJARAT (INDIA)

