E-17

NOTARY
KETUMAN H. BHATT
AHMEDABAD
GUJARAT STATE
REG. NO. 18723
Exp. Dt. 04/03/2025
GOVT. OF INDIA

SR NO. E/17 /2022

KETUMAN H. BHATT
NOTARY
GOVT. OF INDIA
20 JAN 2022

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

DECLARTION, 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. Chakravarti Maheshbhai Patel and Mr. Somabhai Amthabhai Patel, duly authorized by the promoter of the PANCHAMRUT SKY project situated at "Panchamrut Sky", Opp. Vrundavan Bungalows - 6, Near District Education Training Center, Behind Gokul Hotel, Gota, Ahmedabad - 382481, vide /their authorization dated: 25-12-2020.

We, Mr. Chakravarti Maheshbhai Patel and Mr. Somabhai Amthabhai Patel are duly authorized by the promoter of the PANCHAMRUT SKY project do hereby solemnly declare, undertake and state as under:

1 that promoter have a legal title to the land on which the development of the project is proposed;

2 **that the said land is free from all encumbrances; Except mortgaged in favour of The Kalupur Commervial Co-op Bank Ltd., SME & MID CORPORATE Branch for Secured loan of Rs. 6,40,00,000/- (Six Crore Fourty Lakh only) and Secured OD of Rs. 1,60,00,000/- (One crore Sixty Lakh only).**

3 **the time period within which the project shall be completed by promoter is till dated 30/11/2025**

4 that seventy per cent of the amounts realised by 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5 That the amount from separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project;

6 That the amount from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdraw is in proportion to the percentage of completion of the project;

7 That 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 account 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;

NUTAN NAGRIK SAHKARI BANK LTD.
NARANPURA BRANCH
AHMEDABAD - 13
भारत INDIA STAMP DUTY 00000 SPECIAL ADHESIVE
Rs. 0000300 13.1.2022
357478 GUJARAT
3883 9125401

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

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

Affidavit cum Declaration

8 that promoter shall take all the pending approvals on time, from the competent authorities;

9 that promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Place : Ahmedabad
Date : 13-01-2022

Deponent	
Signed by	Partner
Name	**Chakravarti Maheshbhai Patel**
Promotor	**PANCHAMRUT REALITY**
Address	T. P. No. 56, F. P. No. 207, Survey no. 475, "Panchamrut Sky", Opp. Vrundavan Bunglows - 6, Near District Education training centre, B/H Gokul hotel, Gota, Ahmedabad - 382481

Place : Ahmedabad
Date : 13-01-2022

Deponent	
Signed by	Partner
Name	**Somabhai Amthabhai Patel**
Promotor	**PANCHAMRUT REALITY**
Address	T. P. No. 56, F. P. No. 207, Survey no. 475, "Panchamrut Sky", Opp. Vrundavan Bunglows - 6, Near District Education training centre, B/H Gokul hotel, Gota, Ahmedabad - 382481

NOTARY KETUMAN H. BHATT AHMEDABAD GUJARAT STATE REG.NO. 18723 Exp. Dt. 04/03/2025 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL

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

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

NOTARY
KETUMAN H. BHATT
AHMEDABAD
GUJARAT STATE
REG.NO 18723
Exp. Dt.
04/03/2025
GOVT. OF INDIA

Affidavit cum Declaration

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by us at Ahmedabad on this 13th day of January, 2022.

Deponent
Signed by Partner
Name **Chakravarti Maheshbhai Patel**
Promoter **PANCHAMRUT REALITY**
Address T. P. No. 56, F. P. No. 207, Survey no. 475, "Panchamrut Sky", Opp. Vrundavan Bunglows - 6, Near District Education training centre, B/H Gokul hotel, Gota, Ahmedabad - 382481

Deponent
Signed by Partner
Name **Somabhai Amthabhai Patel**
Promoter **PANCHAMRUT REALITY**
Address T. P. No. 56, F. P. No. 207, Survey no. 475, "Panchamrut Sky", Opp. Vrundavan Bunglows - 6, Near District Education training centre, B/H Gokul hotel, Gota, Ahmedabad - 382481

NOTARY
KETUMAN H. BHATT
AHMEDABAD
GUJARAT STATE
REG.NO 18723
Exp. Dt.
04/03/2025
GOVT. OF INDIA

SIGNED BEFORE ME
KETUMAN H. BHATT
NOTARY
GOVT. OF INDIA

20 JAN 2022

NOTARY
GOVT. OF INDIA

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrolment No 2141/43462/20296

04/11/2016

To,
પટેલ ચક્રવર્તી મહેશભાઈ
Patel Chakravarti Maheshbhai
7-A
Sitabag Society
Near Jayhind HighSchool Maninagar
Ahmedabad City
Maninagar Ahmedabad City Ahmedabad
Gujarat 380008
9879813131

Ref: 99 / 27X / 113166 / 113819 / P

SB100876183FH

તમારો આધાર નંબર / Your Aadhaar No. :

2711 2737 9361

મારો આધાર, મારી ઓળખ

ભારત સરકાર

Government of India

પટેલ ચક્રવર્તી મહેશભાઈ
Patel Chakravarti Maheshbhai
જન્મ તારીખ / DOB : 02/07/1982
પુરુષ / Male

2711 2737 9361

મારો આધાર, મારી ઓળખ

OF INDIA

17

आधार

भारत सरकार
Government of India

...तीय विशिष्ट पहचान प्राधिकरण
...que Identification Authority of India

Enrolment No.: 0124/11460/01564

...Bunglows-1
...Sukan Mall
...City Road, Sola
...Gujarat - 380060

...आधार क्रमांक / Your Aadhaar No. :

9689 8204 5084

VID : 9135 0116 1178 2741

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

Patel Somabhai
Date of Birth/DOB: 02/03/1939
Male/ MALE

9689 8204 5084

VID : 9135 0116 1178 2741

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Amthabhai, 53, Panchamrut Bunglows-1,
Near Sukan Mall, Science City Road, Sola,
Sola, Ahmedabad,
Gujarat - 380060

9689 8204 5084

VID : 9135 0116 1178 2741

1947 | help@uidai.gov.in | www.uidai.gov.in

श्री भाभाई २०.५.२१

Office -1 : 7/A, Jay Jalaram Society, Opp. Thirpur Jain Derasar, Nr. Vyas Wadi, Nava Vadaj, Ahmedabad-380 013. **Ph.:** 079-2764 5894 **M.:** 97278 40880
Email : balchandbhai@gmail.com
Office-2 : A/202, 2nd Floor, S.G. Business Hub, Nr. Gota Over Bridge, S.G. Highway, Gota, Ahmedabad. **Ph.:** 079-2970 7233 **M.:** 98793 44333
Email : balchandbhai.sola@gmail.com

Balchandbhai K. Patel
ASSOCIATES *(Advocates)*

NON - ENCUMBRANCE CERTIFICATE

Panchamrut Reality - A partnership firm having its Regd. Address at :-
Panchamrut Sky, Opp. Vrundavan Bunglows-6,
Nr. District Education Training Center,
B/h. Hotel Gokul, Gota, Taluka : Ghatlodia,
District-Ahmedabad-382481.

This is to certify that, the scheme of residential and commercial known as " **PANCHAMRUT SKY** " situated non-agricultural land bearing Survey No. 475 merged into Town Planning Scheme No. 56 (Sola – Gota - Ognaj) and allotted Final Plot No. 207 admeasuring 5038 sq. mts., paikee Sub Plot No. 1 admeasuring 2015.40 sq.mts., situate, lying and being at Mouje Gota, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) and further it is developed by **Panchamrut Reality - A partnership firm.**

Pursuant on scrutiny of records of the said land, I have found that, said **Panchamrut Reality - A partnership firm** has availed the loan of Rs.8,00,00,000-00 (Eight Crores only) from the Kalupur Commercial Co. Operative Bank Ltd., Ashram Road, Ahmedabad by Equitable Mortgage by Deposit of Title Deeds registered in the Office of the Sub Registrar of Assurances at Ahmedabad-8 (Sola) under Sr. No. 23537 dated 04-12-2021 and it is further found that, no other charge has been created on the said land by the owner and developers and the said firm has not borrowed any other loan against land / construction project standing thereon from any bank, company or financial institution meaning thereby the said land is free from any charge except the loan as shown earlier.

This is further stated that, it is not a Title Clearance Certificate and it is hereby certified that, I have issued this Certificate only on the basis of search obtained from Sub - Registrar Office, Ahmedabad-8 (Sola) from the Year - 2011 to 2021 vide its receipt No. 2022308001071 dated 10-01-2021 of land in question.

Date : 13-01-2022
Place : Ahmedabad.

13/01/2022

Chiragbhai D. Patel. Advocate

Enrolment No. G / 800 / 2008.

CHIRAG D. PATEL ADVOCATE

ADVOCATE

અરજી પહોંચ

મિલ્કત નું વર્ણન : સ.નં-475 ટીપીનં-56 એફપીનં-207 એસપીનં-1

Search in : ગોતા /GOTA

પહોંચ નંબર ૨૦૨૨૩૦૮૦૦૧૦૩૧ અરજી નંબર ૩૩૯ અરજી વર્ષ ૨૦૨૨

તારીખ ૧૦ માહે જાન્યુઆરી સને ૨૦૨૨

રજુ કરનારનું નામ અમીતભાઈ ડી પટેલ

નીચે પ્રમાણે ફી પહોંચી

	રૂ. પૈસા
રજીસ્ટ્રેશન ફી............	
નકલ કરવા ની ફી સાઈડ / ફોલીયો............	
શેરોની નકલ કરવા માટે ફી............	
ટપાલ ખર્ચ............	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)............	
શોધ અગર તપાસણી............Year: 2011 2022	૨૩૦.૦૦
દંડ કલમ-૨૫............	
કલમ-૩૪ (કલમ-૫૭)............	
નકલ ફી ફોલીયો............	
ઈન્ડેક્ષ-૨ ફી	
કુલ એકંદરે રૂ.	૨૩૦.૦૦

અંકે રૂપીયા બે સો ત્રીસ પુરા

દસ્તાવેજ

— — — — — — — — — — ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

— — — — — — — — — — — — — — — આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

THE SEAL OF REGISTRAR (SOLA)

K. D. Patel
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

અંકે રૂ. : 230.00

20220110107128740

સબ રજીસ્ટ્રાર, અમદાવાદ-૮ સોલા

2011

2022

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પસ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલ્કત પરના બોજા અંગેનું પત્રક

Search in : અમીતભાઈ ડી પટેલ અરજી નંબર : 339 ગામ નું નામ : GOTA

મિલ્કતનું વર્ણન : સ.નં-475 ટીપીનં-56 એફપીનં-207 એસપીનં-1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad - 8 Sola મા -12 વર્ષના ઇન્ડેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા અંગેનુ પુરતોજ મર્યાદીત આ શોધમા તા__________ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્સાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો

THE SEAL OF REGISTRAR * AHMEDABAD (SOLA) *

2022

મિલ્કત પરના બોજા અંગેનું પત્રક

Search in : અમીતભાઈ ડી પટેલ અરજી નંબર : 339 ગામ નું નામ : GOTA

મિલ્કતનું વર્ણન : સ.નં-475 ટીપીનં-56 એફપીનં-207 એસપીનં-1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad - 8 Sola મા -12 વર્ષના ઇન્ડેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકોર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલ્કત પરના બોજા અંગેનુ પુરતોજ મર્યાદીત આ શોધમા તા__________ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્સાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુક્શાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

કબુલાતનો લેખ રૂ.0.00	દસ્તાવેજ નંબર - 14438/2017 અન્વયે ------ સર્વે નંબર - 475 ની 8394 ચો.મી. જમીન જેની ટીપી. 56 (સોલા- ગોતા - ઓગણજ) ના ફ.પ્લોટ - નંબર - 207 ની 5038.00 ચો.મી. બીનખેતી ની જમીન	કાંતાબેન તે તળશીભાઇ ડાહ્યાભાઇ પટેલ ના વિધવા નીરૂબેન તે તળશીભાઇ ડાહ્યાભાઇ પટેલ ની દિકરી તે દશરથભાઇ પટેલ ના પત્નિ સુધાબેન તે તળશીભાઇ ડાહ્યાભાઇ પટેલ ની દિકરી તે કનુભાઇ પટેલ ના પત્નિ ઉર્મિલાબેન તે તળશીભાઇ ડાહ્યાભાઇ પટેલ ની દિકરી તે અરવિંદભાઇ પટેલ ના પત્ની શાંતુબેન ઉર્ફે સંગીતાબેન તે તળશીભાઇ ડાહ્યાભાઇ પટેલ ની દિકરી તે છનાભાઇ પટેલ ના પત્નિ ટીકુબેન ઉર્ફે કલ્પનાબેન તે તળશીભાઇ ડાહ્યાભાઇ પટેલ ની દિકરી તે જીતેન્દ્રભાઇ પટેલ ના પત્નિ	વિસાભાઇ મલાભાઇ દેસાઇ રણવીરભાઇ વિસાભાઇ દેસાઇ (નંબર - 1 તથા 2 સંયુક્ત રીતે 50 ટકા હીસ્સા ની જમીનના વેચાણ લેનાર તરીકે)..શૈલેષભાઇ ચીનુભાઇ શાહ (25 ટકા હીસ્સાની જમીનમા: વેચાણ લેનાર તરીકે).ગાંડાભાઇ ઘેલાભાઇ રબારી (25 ટકા હીસ્સાની જમીનમા: વેચાણ લેનાર તરીકે).	03-10-2017 04-10-2017	14446	

સબ રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad - 8 Sola

THE SEAL OF REGISTRAR AHMEDABAD (SOLA)

THE KALUPUR COMMERCIAL CO.OP BANK LTD.
(Multi State Scheduled Bank)
SME & Mid Corporate Branch
H.O.: “Kalupur Bank Bhavan,” Nr. Income Tax Circle, Ashram Road, Ahmedabad-380014

Branch : SME & MID CORPORATE **Date: 02/11/2021**

Sanction Letter For Advances

M/s. Panchamrut Reality
Panchamrut Sky, Nr. Vrundavan-6,
Nr. District Education Training centre,
Vasant nagar,Ognaj,
Ahmedabad – 380060

Reg:- Your Application for Credit facilities
With reference to your application for sanction of fresh credit facilities, we are pleased to inform that our higher authorities have considered the same favorably. The details of facility(ies) sanctioned and its terms and conditions are given here under :

No.	Nature of Facilities	Limit (Rs. In Lakhs)	Margin (#)	Security	Rate of Interest	Period	Remarks
1	Secured Loan	640.00	40.00%	Property	12.75%	-36- Months (including -18- months moratorium)	New
2	Secured OD	160.00	40.00%	Property	12.75%	-36- Months (including -18- months moratorium)	New
	Total	**800.00**					
(#) Margin of 40% on Construction Cost as per regular Auditor or 40% of Valuation as per Bank's valuer, whichever is lower							
Next due date of Account 01.11.2022							

Detailed Terms and Conditions of the advance:- As per attached annexure

SAP		**KGP**	
CMP		**MDP**	

ANNEXURE

Nature of Facility	**:**	**Secured Loan -(Fresh)**
Limit	:	Rs.640/- Lacs (Rupees Six Crores and Forty Lacs only)
Purpose	:	For the construction of the scheme name "Panchamrut Sky", TP No 56, FP No 207, Survey No 475, Opp. Vrundavan Bunglows-6, Gota, Ahmedabad, Gujarat.
Margin	:	Margin of 40% on of Construction Cost as per CA Certificate or 40% of Valuation as per Bank's valuer, whichever is lower
Rate of Interest	:	12.75% p. a. at present at monthly rests. The rate of interest is subject to change from time to time as per Bank's guidelines, change in card rate and credit rating of the account. The rate will be reset at the yearly review of the account or as per banks policy and subject to regular servicing of interest & instalments.
Processing charges	:	1.00% of sanctioned limit plus applicable taxes
Prepayment Charges	:	Prepayment charges will be levied @2% on the total outstanding in all credit facilities in case of takeover by another NBFC/FI. However, accelerated repayment or prepayment out of cash generations from operations of the firm will not be treated as prepayment.
Period	:	-36- months, including moratorium period of -18- months, subject to annual review.
Repayment Schedule	:	Secured Loan is to be repaid in -18- monthly instalments after completion of moratorium period of -18- months from the date of first disbursement. The Term Loan is to be repaid by -18- equal monthly instalments each of Rs.35.56/- lacs. The monthly interest charged in the account, during the moratorium and repayment period, will be serviced separately.
Other terms and conditions before Disbursement	:	1. The Bank will obtain Title Clearance Report from Bank's approved advocate to ensure that the title of the above mentioned property is clear, marketable & unencumbered. The report should list the title deeds required to be deposited for creation of mortgage. 2. The Branch to ensure that the entire project is implemented in time as scheduled. In case of time over run or cost over run, the matter is to be apprised to the sanctioning authority in time with remedial measures. 3. The Borrower has to give a written undertaking to manage the funds from own sources in case of cost over run of the Project.

Nature of Facility	**:**	**Secured Overdraft (Fresh)**
Limit	:	Rs.160/-lacs (One Crore and Sixty lacs only)
Purpose	:	For the construction of the scheme name "Panchamrut Sky", TP No 56, FP No 207, Survey No 475, Opp. Vrundavan Bunglows-6, Gota, Ahmedabad, Gujarat.
Margin	:	Margin of 40% on of Construction Cost as per CA Certificate or 40% of Valuation as per Bank's valuer., whichever is lower.
Rate of Interest	:	12.75% p. a. at present at monthly rests. The rate of interest is subject to change from time to time as per Bank's guidelines, change in card rate and credit rating of the account.
Processing charges	:	1.00% of sanctioned limit plus applicable taxes
Prepayment Charges	:	Prepayment charges will be levied @2% on the total outstanding in all credit facilities in case of takeover by another NBFC/FI . However, accelerated repayment or prepayment out of cash generations from operations of the firm will not be treated as prepayment.
Period	:	-36- months including -18- months moratorium period
Other Conditions	:	After Completion of moratorium period or completion of construction, whichever is earlier O/s of Secured OD limit to be crystallized in to -18- Equal Monthly Instalments.

SAP		**KGP**	
CMP		**MDP**	

Common securities:

All above mentioned funded (Secured Loan, Secured OD) are to be secured by:

- All that piece & parcel of land admeasuring about 2015.40 sq. mtrs. situated at TP No 56, FP No 207, Sub Plot No 1, Survey No 475, Panchamrut Sky, Opp Vrundavan Bunglows-6, Gota, Ahmedabad and construction of 10682.88 sq. mtrs thereon, in the name of M/s. Panchamrut Reality

(The applicant to bear all legal fees, charges and Registration, Modification and Satisfaction Charges in connection with registration of their mortgaged property with Central Registry of Securitisation Asset Reconstruction & Security Interest of India (CERSAI)).

- **Personal Guarantee of following:**
- Mr. Somabhai Amthabhai Patel
- Mr. Kantibhai Girdharbhai Patel
- Mr. Chakravarti Maheshbhai Patel
- Mr. Mayank Dineshchandra Patel

GENERAL TERMS AND CONDITIONS:

- The sanctioned credit facilities will be disbursed only after execution of stipulated security documents and compliance of various terms & conditions of the sanction to the Bank's satisfaction.
- The Project is considered as APF. (Approved Project Finance)
- **The Firm will be allowed concession in ROI by 0.50%, at the time of renewal, if 70% or above limit utilization as compared to eligibility.**
- **Further concession in ROI, at the time of renewal, by 0.25% if 30% Loans of booked units are being sanctioned through our Bank.**

Before disbursement of facilities :

- The Firm, Partners, & Guarantors to accept all terms & conditions of the sanction i.e. unconditional acceptance.
- The Branch to recover all stipulated charges viz. Processing charges, Documentation charges, advocates / valuers /engineers' fees etc.
- The Branch to obtain Title Clearance Report from Bank's empaneled advocate and ensure that title of property is clear, marketable and unencumbered.
- Obtain usual set of security documents as per rules and create mortgage on "Panchamrut Sky", TP No 56, FP No 207, Survey No 475, Opp. Vrundavan Bunglows-6, Gota, Ahmedabad,Gujarat.
- The mortgage deed be registered with the sub registrar office and our lien/charge be noted with Revenue Authorities and copy of 7/12 abstract in having registered our charge to be kept on record.
- The firm to place FDR of Rs.80/- lacs in phase manner (10% of the disbursement amount at the time of each disbursement subject to max FD of Rs.80/- lacs towards DSR) towards DSR as collateral security duly discharged in Bank Favour & the Branch to mark our lien on such FDR. No overdraft facility against same FDRs.
- The Firm to submit CA certificate from regular auditor towards raising of Partners Capital to the level of Rs. 300.00 Lacs and Unsecured Loans of Rs. 150.00 Lacs.
- The Firm to submit latest RERA with updated Sales value details.
- Bank's charge is to be registered with relevant authority within stipulated time period.
- The Borrower has to purchase Share As per the Rules of our Bank. The Guarantor/s or related persons of the said advance will have to become Nominal Member of the Bank.

After compliance of above conditions :

- The Branch is authorised to disburse Secured Loan of Rs.640/- lacs and Secured OD of Rs.160/- Lacs in 80:20 Ratio for Construction of proposed project subject to compliance of following conditions :

SAP		**KGP**	
CMP		**MDP**	

- **Maximum Loan Amount Eligible for Disbursement :** At each disbursement, The Branch to obtain CA Certificate for actual construction cost incurred, Architects Certificate for work completion and Valuation Report from Bank's empaneled valuer and is authorised to disburse lower of 60% of actual construction cost as per CA Certificate and 60% of valuation as per Bank's valuer in Ratio of 80:20 Secured Loan and Secured OD respectively.
- The Firm to give undertaking that they will provide Architect's / Civil Engineer's Certificate of construction work done as per approved plan and RERA Related documentary evidence (if applicable) from time to time.
- Disbursement to be made on the basis of Architect's/Civil Engineers Certificate of construction work done and bank's approved valuers report, whichever is less after deducting margin and site visit by Branch official.
- **Margin :** At each disbursement, the firm to submit Project Progress Report in following format certified by CA and ensure that minimum margin is infused as required in margin table.

Format for Project Progress Report :

Cost of Project	Estimated	Actual As on date	(%) Completed
Land (Including FSI)	347.41		
Construction Cost	1330.00		
On Site Expense & Adm exp	164.79		
Interest during Construction	125.60		
Total Cost of Project	**1967.80**		

Means of Finance	Total Projected	Actual As on date	(%) Raised
Capital	500.00		
Unsecured loans + Bookings	667.80		
Bank Finance	800.00		
Total Means of Finance	**1967.80**		

Required Margin :

Means of Finance	Margin
Capital	25.41%
Unsecured loans + Bookings	33.94%
Bank Finance	40.65%
Total Means of Finance	100%

(*) Any shortfall in USL/Booking can be infused by way of partners capital.

The Firm & its Partners to undertake :

- To bring matching margin @25.00% (i.e. Rs.500/-lacs) of total Project Cost by way of Capital & @ 34% (i.e. Rs.670/-Lakhs) of Total Project Cost by way of Unsecured loans + Advance Booking amount and maintain the same till currency of our credit facilities & firm to submit CA Certificate for margin money & Architect certificate for the completion work at each disbursement.
- Short fall in raising members booking be brought by way of Capital and / or Unsecured Loans.
- To plough back major profits in the business.

SAP		**KGP**	
CMP		**MDP**	

- Not to divert funds.
- To route all transactions through us.
- Non compliance of terms & conditions stipulated above will attract 1% penal interest till the time of correction of default. (As per Circular No. H.O./Advance/129/2017-18 dated 31/03/2018)
- In case of insufficient of cash flows generated from scheme, they will pay interest & installments from their other income / own sources.
- To receive all project related cheque / pay order towards flat booking amount / subsequent amounts from its various customers / purchasers and deposit the same in our bank accounts as per arrangement.
- **To obtain bank's prior permission / NOC for release of particular flats after prior depositing the necessary amount in the accounts, to deposit 65% of Sale Value of Flat and 65% of Sale Value of Shop.**
- To pay prepayment penalty @ 2% p.a. only on total outstanding amount of all the credit facilities in case of takeover of account by other bank / financial institution & not to take any penalty if account is settled by the borrower from own sources.
- To submit progress report of the project on quarterly basis & to advise the bank for any delay in project implementation schedule with concrete reason.
- To provide Architect's/Civil Engineers Certificate of construction work done as per approved plan and RERA related documentary evidence from time to time.
- Not to approach to Bank for enhancement, extesion in monthly installments & interest irrespective of cash flows generated from selling of units or any modifcation in credit facilities in future.
- All booking amount, Progress Payment received, Final Payment received, Capital & USL raised to be deposited in RERA account opened with us.
- Door to door period of Secured Loan shall not exceed 36 months from date of first disbursment of Secured Loan/Secured OD facility.

The Firm to ensure :

- After Completion of moratorium period or completion of construction, whichever is earlier O/s of Secured OD limit to be crystallized in to -18- Equal Monthly Installments.
- Secured OD facility will be disbursed at each disbursement of secured loan with a proportion of 80:20 to the Secured Loan and Secured OD
- **To pay 65% of the Sale Value of the Shed submitted by the firm at the time of releasing of each Flat/Shop.**
- Non compliance of terms & conditions stipulated above will attract 1% penal interest till the time of correction of default. (As per Circular No. H.O./Advance/129/2017-18 dated 31/03/2018)
- The Term Loan to be repaid within -18- months by monthly installments after completion of moratorium period of -18- months and Secured OD facility to be converted into Secured Loan facility after completion of moratorium period of -18- months.

The Builder / Developer :

- To disclose the name of bank to which property is mortgaged in Pamphlets / Brochures etc.
- To display our bank's banners / posters at prominent place of construction site
- To attend the information relating to mortgage while publishing advertising of the scheme in news paper / magazine etc.
- All Stamp Franking for the sale of units to be executed through our Bank.
- To indicate in their pamphlets / brochures that they would provide NOC / permission of the mortgagee bank for sale of flats / shops if required.
- The Firm to advise its members / purchasers of units to approach KCCB for loan facility against units to be purchased by them under the Scheme "Panchamrut Sky"
- The Progress report is dully signed by the firm and its Chartered Engineers / Architect. The report is to be further supported by a statement of Shops / Offices booked, Executed Agreement to Sale, Booking amount

received, Progressive Amount received, Sale Deeds executed, Possession handed over etc till the period of facilities.

- The Term Loan to be repaid within -18- months by monthly instalments after completion of moratorium period of -18- months and Secured OD facility to be converted into Secured Loan facility after completion of moratorium period of -18- months.
- All Booking Amount, progressive payments received, final payment received, Capital & Unsecured Loans raised to be deposited in RERA A/c with us.
- Tie up its project for Home Loan with KCCB and bank shall have first right for sanction/refusal of loan.
- The firm to obtain comprehensive insurance for project under construction preferably from Bank, insurance partners.

The Firm and its promoters/partners are to confirm that during the currency of our advance, they will not, without the permission of the Bank in writing:

- Any Change in the management set-up / capital structure of the Company.
- Enter in to borrowing either secured or unsecured with any other Bank / Financial institution / Corporate body / NBFC.
- Invest / deposit / lend funds to group firm & companies / directors / family members / other corporate bodies / firms / persons.
- Create any further charge, lien or encumbrances over the assets charged to the Bank in favour of any other Bank, Financial institution, NBFC, firm, company or person or otherwise dispose off any of the fixed assets.
- Undertake / guarantee obligation on behalf of any other borrower, Group firms / Companies.
- Pay commission / brokerage / fees etc to Guarantor / or any other person for guaranteeing the facilities sanctioned to the firm/Company.
- Allow the level of net working Capital to come down from the estimated / projected level.
- The Branch to ensure that no further disbursement be permitted to the applicant after expiry of 6 months from completion of original moratorium period.
- The firm to adhere the norms of National building Code (NBC) of India 2005, framed by Bureau of India Standard (BIS), strictly in which Comprehensive Guideline, for safe and orderly Building development such as administrative regulations, Development control rules and general Building requirements, fire safety requirements, stipulations regarding materials, structural design and construction and building and plumbing Services and especially against natural Disasters are mentioned.
- The Branch to recover processing charges, , documentation charges, commitment charges, and inspection charges at the sanctioned rate or rates prescribed by the Bank from time to time.
- The proper books of accounts, stock register and records of machineries are to be maintained as per the Bank's requirements and to be made available to the Bank officials / representative during inspection.
- Branch to obtain Authority Letter from Borrower/Guarantors for disclosure of name as per circular.
- The securities charged to the Bank are to be inspected on bi-monthly / quarterly / half yearly intervals, as per Bank's guidelines. Inspection charges for periodical verification of stocks / machinery / securities are to be borne by the customer always.
- The Bank will have the right to examine the books of accounts and carry out inspection or valuation of assets of the firm, which are charged to the Bank, from time to time by Bank's official / technical experts / external agencies / C.A. firms / management consultants and / or valuers. The inspection / valuation charges so incurred will be borne by the customer always.
- Bank's name plate for lien will be displayed prominently at the place of proposed site.
- All money advanced or to be advanced by the Bank will be utilized exclusively for the purpose set forth in application / project report submitted to the Bank. In case the advance is utilized or attempted to be utilized for any other purpose or if the Bank apprehends or has reasons to believe that the said loan is being utilized or

SAP		**KGP**	
CMP		**MDP**	

diverted for any other purpose, the Bank shall have the right to recall the entire or any part of the loan / advance forthwith without assigning any reason there of.

- The firm / Company to obtain Comprehensive Insurance Policy covering insurance of various factory buildings, plant & machineries, electric installations, furniture & fixtures, vehicles, computers, equipments, stock of raw materials, work-in-progress, finished goods, residential bungalow, etc charged to the Bank incorporating 'Bank clause'. Insurance policy should cover stocks lying at different places and should cover all risks including earthquake. The firm/company is to cover the same as far as possible under BAJAJ ALLIANZ Insuranc Scheme. The insurance policy with Bank's name indicated therein to be submitted to the Bank.
- Valuation Reports in respect of the site, other immovables charged to the Bank and Machineries should be obtained from the Bank's approved Architect Engineer / Valuer once in every -3- years as per Bank's norms, the fees for which are to be borne by the customer. The firm/Company is to submit list of machineries and other movable fixed assets once in a year to the Branch.
- The firm is to obtain and continue to obtain / renew various licenses / permissions / sanctions etc from various Government Departments from time to time and copy of the same should be given to the Bank.
- The facilities are sanctioned for a period of -12- months orders. The renewal of facilities will be subject to satisfactory conduct and performance for which the renewal papers i.e. latest audited / provisional financials, CMA, income-tax returns, etc. should be submitted before -2- months of the due-date of the review.
- The Branch to obtain audited financials of the firm/Company at the earliest (irrespective of due date of review of facilities), peruse the performance & financials compared to estimate / projection furnished by the Company while sanctioning / reviewing the credit facilities and place their views on key financial parameters before the sanctioning authority along with required remedial measures, if any.
- In case of any default in the repayment of the loan or interest, the Bank and / or RBI will have an unqualified right to disclose or publish the name of the firm/Company/Promoters / directors / guarantors as defaulter in such manner and in such medium as the Bank or the RBI in their absolute discretion may think fit.
- The Firm and the Partners/Guarantors will submit a declaration that none of them is related to any director of our Bank / any other Banking Company or to any staff of our Bank.
- The firm would keep the Bank informed of the happening of any event that is likely to have substantial effect on the profit / business securities or circumstances adversely affecting its financial position.
- The firm will use our e-banking facilities for its entire financial requirements.
- Penal interest will be charged, @ 3% p.a., as per Bank's norms, for the following irregularities:
  - Non / Delayed payment of instalment and / or interest and / or excess over the limit.
  - Non compliance of any financial covenant undertaken by the customer.
- The Branch to ensure that all the terms and conditions of the sanction are complied with in letter & spirit and the observations made by the higher authorities during processing of the proposal and conveyed to the Branch vide separate letter and / or as mentioned in the appraisal note are taken care of during documentation / disbursement / post disbursement supervision and inspection /follow up at monitoring stages.
- The advance made available under the above mentioned facilities are repayable on demand and the terms & conditions of these facilities granted, at the discretion of the Bank, are subject to change from time to time without any prior notice. The Bank reserves the right to withdraw, modify or amend the terms & conditions of advance and Bank would not be bound to disburse full amount of advance in the event of any failure on the part of the borrower in satisfying any of the stipulated terms & conditions.
- The Bank reserves the right to discontinue the credit facilities / advance / loans and/or to withhold / stop any disbursement/s without assigning any reasons / giving any notice, in case of non-compliance / breach of any of the terms & conditions stipulated therein and from time to time as also in the relevant document or any information / particulars furnished to us found to be incorrect or in case of any development or situations wherein, in the opinion of the Bank, its interest will be/is likely to be prejudicially affected by such continuation or disbursement.

SAP		**KGP**	
CMP		**MDP**	

- The rate of interest, margin and other charges will be subject to change as per RBI's directive / Bank's Policy from time to time.
- The stipulated rate of interest is subject to 'Internal Credit Rating' The rate of interest is subject to change from time to time/change in rating/Bank/RBI guidelines.
- The Branch to endeavour to cross sell Third Party Products to the promoters of the Company, its Associates, their employees and canvass salary accounts of the employees of the Company.

The above sanction letter is valid for a period of 6 months from the date of issue. Please return a duplicate copy of the sanction letter duly signed by the borrower as a token of acceptance of the terms and conditions stipulated therein within 10 days of the receipt of this letter, along with duly completed documentation in order to proceed ahead.

Yours faithfully

Mrudang Shah
Authorized Signatory
SME and Mid Corporate Branch

Acceptance by the Borrower/s and the Guarantors

- We have read all the pages of this Sanction letter & we agree all terms & Conditions mentioned as above.
- The detailed terms and conditions stated herein above as well as the rules and regulations which are in existence or which may come in force in future in respect of advances are/will be acceptable to us. The Bank will not be responsible to inform us the changes that may be done in rules and regulations. In this regard no objection will be raised by us and it is/will be acceptable to us.
- Our this guarantee, as per Indian contract act clause No. 140, 141 or any other clauses which are in favour of the guarantors will not be used against the Bank. I/We accept the full responsibility of the above finance which we confirm by this letter.
- I/We jointly and severally accept the responsibility to pay the outstanding balance amount of above finance as and when demanded, without demur.

Signature of Borrowers
M/s. Panchamrut Reality

1. ____________________________
(Mr. Sombhai Amthabhai Patel)

2. ____________________________
(Mr. Kantibhai Girdharbhai Patel)

3.______________________________
(Mr. Chakravarti Maheshbhai Patel)

4. ____________________________
(Mr. Mayank Dineshchandra Patel)

Signature of Guarantors

1. ____________________________
(Mr. Somabhai Amthabhai Patel)

2. ____________________________
(Mr. Kantibhai Girdharbhai Patel)

3. _____________________________
(Mr. Chakravarti Maheshbhai Patel)

4. ______________________________
(Mr. Mayank Dineshchandra Patel)

SAP		**KGP**	
CMP		**MDP**	