

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ SE 597409

जोडपत्र - २

मुद्रांक विक्री नोंदवही
अनुक्रमांक ..68936.... दिनांक 29 JUL 2017

दस्ताचा प्रकार - .....

दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे थोडक्यात वर्णन - .....

मुद्रांक दिनांक पेणाऱ्याचे नांव - .....

हस्ते असल्याचा त्याचे नांव, पत्ता व सही - .....

इसऱ्या पक्षकाराचे नांव - .....

मुद्रांक शुल्क रक्कम - 100/500

मुद्रांक विक्रेत्याची सही-(नितिन य. मांजरेकर) .....

मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झेरॉक्स/टायपिंग सेंटर

DIST. TREASURY OFFICE THANE

जिल्हा कोषागार कार्यालय, ठाणे
27 JUL 2017
प्रमुख लिपीक / लिपीक

BALAJI CONSTRUCTION COMPANY THANE

NOTARY HEENA P. SHAIKH Dist. Thane (M.S.) Regn.No.10294/13 GOVT. OF INDIA

27-7-2017

FORM 'B'
[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anil Thakurdas Khursija Proprietor of **M/S. Balaji Construction** having Registered office at 503, Dev Corpora , Off.

Cadbury Junction , Khopat , Thane – 400602. Promoter of the **Project Trinity Oasis** on the land being survey no. 98/5 9 (P) , 98/6, 100/34,100/16 (Pt) , 98 4 B, 98/3 at Village Bhyanderpada, Ghodbunder Road, Tal Thane , Dist Thane , do hereby solemnly declare, undertake and state as under:

1. 1. That Shri Vitthal Gurunath Lonikar have a legal title to the land on which the development of the 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.

That land Owners are Co promoter and we have tried our best to convince them to come forward and provide various details that are required for co – promoter but they have not yet provided us all such details.

We have , therefore , registered our project with marking Co Promoter as NO and shall make necessary update/amendment during our quarterly updates as and when details from such Co promoter are received by us.

2. That the said land is free from all encumbrances.

3. That the project shall be completed by us on or before **31st May , 2022**.

4. That Seventy per cent, as the case may be , of the amounts realised 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.

NOTARY
HEENA P. SHAIKH
Dist. Thane (M.S.)
Regn.No.10294/13
GOVT. OF INDIA

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.

6. That 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. That We shall take all the pending approvals on time, from the competent authorities.

8. That We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

10. That We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

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

Verified by me at _____ on this ____ day of _____.

BEFORE ME
NOTARY

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal CHS Ltd.,
Opp. Lawkim Co., G.B. Road,

NOTED & REGISTERED
Sr. No. 30572/2017

Deponent