भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ जोडपत्र - २ SE 597643

जिल्हा कोषागार कार्यालय, ठाणे 27 JUL 2017

मुद्रांक विक्री नोंदवही

अनुक्रमांक 69390 दिनांक 29 JUL 2017

दस्ताचा प्रकार -

दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे थोडक्यात वर्णन - MAHESH BORKAR CIVIL ENGINEERS & CONTRACTORS

मुद्रांक विकत घेणाऱ्याचे नांव -

हस्ते असल्यास त्यांचे नांव, पत्ता व सही - 29 JUL 2017

दुसऱ्या पक्षकाराचे नांव -

मुद्रांक शुल्क रक्कम - 100/500

मुद्रांक विक्रेत्याची सही-(नितिन य. मांजरेकर)

मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा इरॉक्स/टायपिंग सेंटर

दुकान नं. ३४, अवानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे

परवाना मुद्रांक क्रमांक - १२०१०१०

NOTARY O. N. NAIR THANE (MAH) Regn. No. 4981 EXPIRY DATE 30/11/2017 GOVT. OF INDIA

27-7-2017

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, SHRI. MAHESH SHRIRAM BORKAR, Age 50 years, Occupation Business, residing at A-303 Kailash Park, Samta Nagar, Panchpakhadi, Thane (West), 400 606, Proprietor of the Promoter viz. M/s Mahesh Borkar Civil Engineers & Contractors, do hereby solemnly declare, undertake and state as under:-

1) I say that Promoter i.e. M/s Mahesh Borkar Civil Engineers & Contractors, is my proprietary concern and has a legal title report to the plots of land bearing survey no.**365**, Hissa no.**6[part]** and survey no.**366**, Hissa no.**1[part]** totally admeasuring **1195.06 sq. meters**, and corresponding to **Tikka No.15, CTS No.28-C**, lying, being and situate at village Panchpakhadi, Ghantali, Naupada, Taluka and District Thane, hereinafter referred to as the '**said land'.** I hereby enclose the authenticated copy of the Title Certificate dated 05/06/2014 issued by Advocate Manish Krishnaji Chippalkatti in respect of said land. I state that vide registered Development Agreement dated 05/05/2014 coupled with registered Power of Attorney dated 05/05/2014 by which I have acquired or secured development rights of the said land from the original Owner viz. kamdhenu Prasad Co-Operative Housing Society in the name of my proprietary concern viz. M/s Mahesh Borkar Civil Engineers & Contractors.

2) I say that said land is free from all encumbrances.

3) I say that I am carrying out redevelopment project upon said land owned by the said society, in terms of said Development Agreement and in accordance with sanctioned plan. During the course of time, I have substantially completed the construction work of the building constructed upon the said land. I have during the course of time allotted various apartments situate in the said building in terms of said development agreement to the old/existing members so also agreed to sell other available apartments to prospective Allottee/s and as such vide registered Application Form A, Promoter is registering the said project viz. Kamdhenu Prasad Co-Operative Housing Society Redevelopment project. The Construction of said real estate project shall be completed by me by 31st December 2017.

4) I further declare and undertake that 70% of the amounts to be realised hereafter by myself for said real estate project viz. Kamdhenu Prasad Co-Operative Housing Society Redevelopment project from Allottee/s in respect of unsold apartments/shops/offices from time to time shall be deposited in separate account to be maintained in schedule bank to cover cost of construction and the land cost and shall be used only for that purpose.

5) I state and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules 2017.

6) I say and declare that I shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and it shall be verified during the audit that the amounts collected for particular real estate project have been utilised for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the said project.

7) I say and declare that I shall take all the pending approvals on time, from the competent authorities.

8) I say and declare that I shall inform the authorities regarding all changes that shall occur in the information furnished under Section 4 (2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9) I say and declare that I have furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10) I say and declare that I shall not discriminate against any allottee/s at the time of allotment of any apartment.

NOTARY O. N. NAIR THANE (MAH) Reg. No. 4981 EXPIRY DATE 30/11/2017 GOVT. OF INDIA

VERIFICATION

I, SHRI. MAHESH SHRIRAM BORKAR, Age 50 years, Occupation Business, residing at A-303 Kailash Park, Samta Nagar, Panchpakhadi, Thane (West), 400 606, Proprietor of the Promoter of the proposed project, do hereby solemnly declare that 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 Thane on this 29th day of July 2017.

DEPONENT

Identified by me,

ADVOCATE
(Rashmi N. Telang)

NOTARISED
O. N. NAIR
B.A., B.Ph., LL.B.
ADVOCATE & NOTARY
Vaibhav Apt. Ground Floor,
Near Municipal School No. 1, Tembhi Naka,