

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹ 100

ONE HUNDRED

INDIA JUDICIAL

महाराष्ट्र MAHARASHTRA

2017

फॉर्म - 2

SK 937399



जिल्हा कोबागर कार्यालय,

अपे

10 AUG 2017

मुद्रांक प्रमाणित / सिरीज



मुद्रांक दिनांक नोंदणी 71336
 मुद्रांक प्रकार - AH
 दस्त नोंदणी करणार आहे का ?
 निष्पत्तीचे घोषणात दर्ज -
 मुद्रांक दिनांक देणाराचे नांव - Abhinandan Enterprises
 हस्त अंमलपत्रास दर्जचे नांव, पत्ता व सही - vatshall
 दुसऱ्या पक्षाकराचे नांव -
 मुद्रांक मुक्त रक्कम - 100/500
 मुद्रांक विक्रीची सही (विदिन य. मांजरेकर)
 मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा होरॉयर्स/टायपिंग सेंटर
 दुकान नं. 28, इलानी मार्केट, कलेक्टर ऑफीस जवळ, अणे (प. 3-409)
 परवाना मुद्रांक क्रमांक - 9209090

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

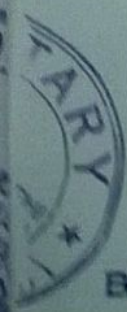
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajiv Gala, Authorized Signatory, of Abhinandan Enterprise "The Promoter" of the real estate project know as "Girivihar".

I, MR. RAJIV GALA Authorized Signatory, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has a legal title to the land bearing Survey No. 77-A, Hissa No. 4(part) and 6(part), totally admeasuring 603 Sq. Yard corresponding to 504.19 sq. mtrs.(now reduced to 479.19 sq. mtrs.) now corresponding to Tika No. 23 City Survey No. 9(Now Know as Tika No. 23 City Survey No. 9A) on which the development of the project is proposed and 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.
2. The details of encumbrances including details the dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details has been provided in the Encumbrance Certificate/Title Certificate.
3. That the time period within which the project shall be completed by Promoter shall be 31st May 2019.
4. For 'ongoing project' on the date of commencement of the Act, seventy per cent of the amounts realized hereinafter by promoter for the real estate project from the Allottee/s, 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 shall be withdrawn in accordance with Rule 5.
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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter 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.
11. That the Promoter 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 the Rules, within seven days of the said changes occurring.



BEFORE ME
NOTARY

SUJATA V. JOSHI
ADVOCATE & NOTARY

101/102, Vishal Bldg., Station Road,
Karnata (V), Thane-400 605.

NOTED & REGISTERED

Sr. No

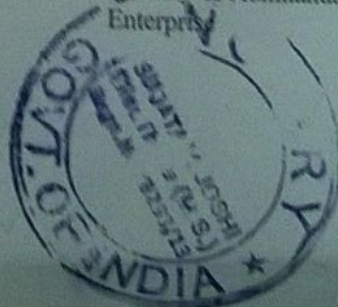
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12 AUG 2017

12 AUG 2017

R.A. Gala

Deponent
Authorised Signatory of Abhinandan
Enterprises



Verification

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

Verified by me on August, 2017.

R.A. Gala

Deponent
Authorised Signatory of
Abhinandan Enterprise

