

MAHARASHTRA ◐ 2023 ◐ 81AA 105776

जिल्हा कोषागार कार्यालय, ठाणे

28 DEC 2023

मुद्रांक प्रमुख लिपीक / लिपीक

- 2 JAN 2024

28/12/2023

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

[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 **Shriraam Pioneer Developers Private Limited** Promoter of the proposed project **PUSHPANJALI RESIDENCY PHASE III** (Project Registration no. - **P51700008949)** / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/08/2017;

SHRIRAAM PIONEER DEVELOPERS PVT. LTD. THANE

जोडपत्र - २

- 2 JAN 2024

मुद्रांक दिल्ली [redacted] ..... 42409 ..... दिनांक .....

दस्ताचा प्रकार - ..... दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे दस्तऐवजात वर्णन ....

मुद्रांक दिलेल्या ठिकाणाचे नांव - ..... तारीख -

हस्ते अरुणकुमार [redacted] ..... Nitin Mukadam

पक्षकार - ..... तारीख -

[redacted] ..... मुद्रांक [redacted] .....

मुद्रांक विक्रेत्याची [redacted] .....

मुद्रांक विक्रीचे ठिकाण [redacted] कार्यालय को.ऑप.हौ.सो.लि., शिवाई नगर,

पोखरण [redacted] मुद्रांक परवाना क्रमांक - १२०१०२०

ज्या कारणासाठी त्याचे मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

SHRIRAAM PIONEER DEVELOPERS PVT. LTD. THANE

NOTARY SANTOSH SHINDE Thane And Mumbai (MAH) Regd. No. 15065 Date of 09-02-2015 RUCHIKA GOVT. OF INDIA

I, **Mr. Mohan Baburao Shinde** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1) That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

I, **Mr. Mohan Baburao Shinde** Promoter have/has a legal title to the land on which the development of the proposed project **PUSHPANJALI RESIDENCY PHASE III** (Project Registration no. - **P51700008949)** is to be carried out.

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.

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

3) That the time period within which the project shall be completed by me/Promoter is **31/12/2024**.

4) That, seventy per cent of the amounts realized 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 shall be withdrawn in accordance with Rule 5

6) 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7) That, I / promoter shall take all the pending approvals on time from the competent authorities.

NOTARY RUCHIKA SANTOSH SHINDE Thane And Mumbai (MAH) Regd. No. 15068 Date of Expiry 09-02-2025 GOVT. OF INDIA

SHRIRAAM PIONEER DEVELOPERS PVT. LTD. THANE

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

9) That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That, I / 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.

Deponent

SHRIRAM PIONEER DEVELOPERS PVT. LTD. THANE

NOTARY RUCHIKA SANTOSH SHINDE Thane Act I Mumbai (MAH) Regd. No. 15068 Date of Expiry 09-02-2025 GOVT. OF INDIA

Verification

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

Verified on this ..... day of.....

SHRIRAAM PIONEER DEVELOPERS PVT. LTD. THANE

Deponent

NOTARISED
Ruchika
R. S. SHINDE
B.Com, M.B.A, LL.B
ADVOCATE & NOTARY-GOVT OF INDIA
A-402, Pataskar Avenue, Tekdi Bungla
Panch Pakhadi, Thane (W) - 400 602
(Subject to Registration
23 FEB 2024

NOTARY
RUCHIKA SANTOSH SHINDE
Thane And
Mumbai (MAH)
Regd ... 15068
Date ... Expiry
09-02-2025
GOVT. OF INDIA