भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ CZ 959639

23 JAN 2025

जिल्हा कोषागार कार्यालय, ठाणे

20 JAN 2025

मुद्रांक प्रमुख लिपीक / लिपीक

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

NOTARIAL

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

ANNEXURE-5

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 **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. OWALA, THANE.

जोडपत्र-१ Annexure-I / जोडपत्र-२ Annexure-II

23 JAN 2025

मुद्रांक विक्री नोंदवही अ.क्र. ४६८८ दिनांक A९८

दस्ताचा प्रकार:

दस्त नोंदणी करणार आहे का ? नोंदणी

मिळकतीचे थोडक्यात वर्णन:

मुद्रांक विकत घेणाऱ्याचे नांव: कलावती य

हस्ते असल्यास त्यांचे नांव:

पत्ता व सही:

दुसऱ्या पक्षकाराचे नांव (जोडपत्र-१ व

मुद्रांक शुल्क रु. रुपये: १००/५००

मुद्रांक विक्रेता परवाना क्र. १/८८

मुद्रांक विक्रेत्याची सही (काशिनाथ शि. कांबळे):

मुद्रांक विक्रीचे ठिकाण: तहसिलदार कंपाऊंड बाहेर, ठाणे ४३० ६०१.

23 JAN 2025

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारणासाठी मुद्रांक जरेदी केल्या पासून ६ महिन्यात क

SHRIRAAM PIONEER DEVELOPERS PVT. LTD. OWALA, THANE.

RUCHIKA SANTOSH SHINDE NOTARY Thane And Mumbai (MAH) Regd. No. 5068 Date of Expiry 09-02-2025 GOVT. OF INDIA

RUCHIKA SANTOSH SHINDE NOTARY Thane And Mumbai (MAH) Regd. No. 5068 Date of Expiry 09-02-2025 GOVT. OF INDIA

NOTARY
RUCHIKA SANTOSH SHINDE
Thane And
Mumbai (MAH)
Regd. No. 15068
Date of Expiry
09-02-2025
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 Baburaos 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 31/12/2025.

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.

SHRIRAM PIONEER DEVELOPERS PVT. LTD.
OWALA,
THANE.

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

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.

SHRIRAM PIONEER DEVELOPERS PVT. LTD. OWALA, THANE.

Deponent

NOTARY RUCHIKA SANTOSH SHINDE Thane And Mumbai (MAH) Regd. No. 15068 Date 09-02-25 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.....

SHRIRAM PIONEER DEVELOPERS PVT. LTD. OWALA, THANE.

Deponent

NOTARISED

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

28 JAN 2025