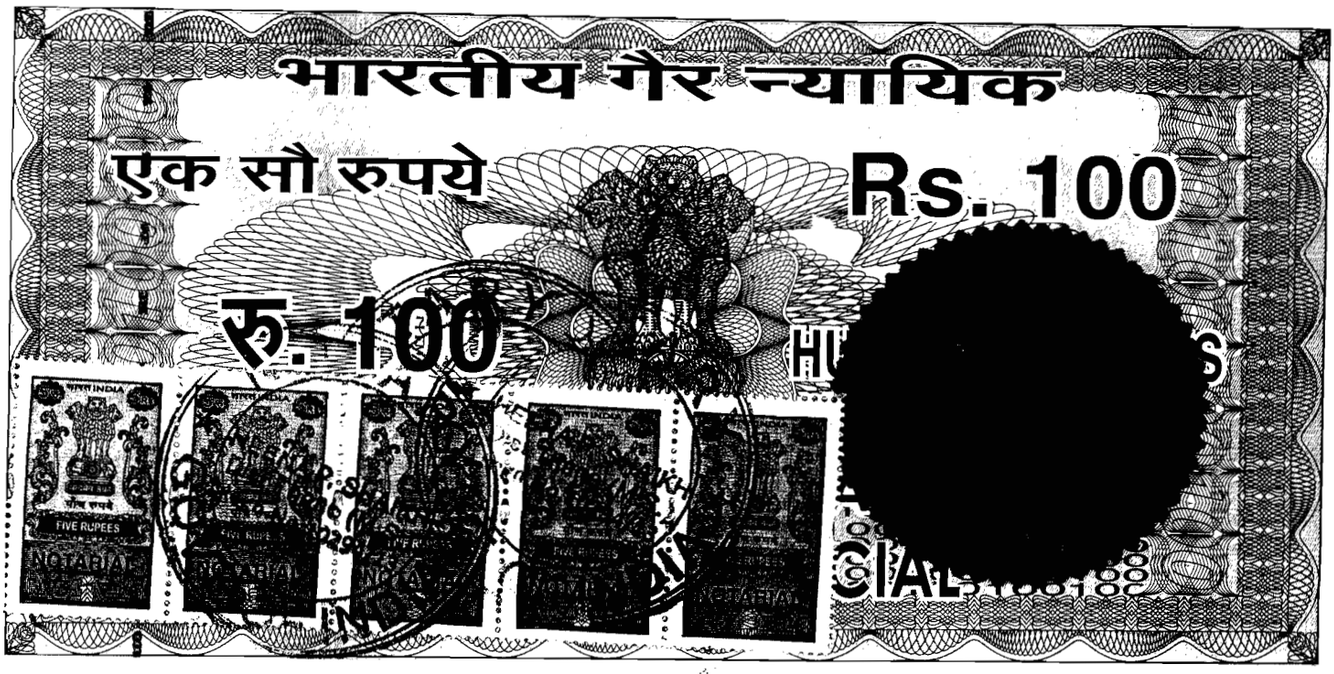


महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ जोडपत्र - २ SA 412319

मुद्रांक विक्री नोंदवही
अनुक्रमांक ...S.4.4.6... दिनांक 19 JUL 2017
दस्ताचा प्रकार - .....
दस्त नोंदणी करणार आहे का ? होय/नाही
मिळकतीचे थोडक्यात वर्णन - ..... 19 JUL 2017
मुद्रांक विकत घेणाऱ्याचे नांव - Concord Realty Cosmos Home
ज्याचे असल्यास त्याचे नांव, पत्ता व हाती ..... Dr. Lal .....
दुसऱ्या पक्षकाराचे नांव .....
मुद्रांक शुल्क रक्कम 100/500
मुद्रांक विक्रेत्याची सही (जितेंद्र य. भांजरेकर) .....
दुय्यम निबंधक ठाणे - जागा झेरॉक्स/टायपिंग सेंटर
दुकान नं. ४/१३ सुपरी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (प.)-४०१.
परवाना मुदत [illegible] 220090
जोडपत्र मुद्रांक खरेदी केला त्याची त्यात कारणासाठी खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

जिल्हा कोषागार कार्यालय
ठाणे
17 JUL 2017
सहाय्यक प्रवरत / लिपीक / लिपीक

DIST. TREASURY OFFICE THANE

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

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

FORM 'B'

(See rule 3(6))

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

FOR M/S. CONCORDE REALTY

PARTNER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Shri Manish Gyanchand Mehta**, partner of **M/S. CONCORDE REALTY** Promoter of the proposed Project known as **"COSMOS MELUHA"** on the plot/ land bearing Survey No. 155/1B/3admeasuring 10 sq. mtrs., 155/4/1/B/4admeasuring 210 sq. mtrs., 156/2Badmeasuring 1400 sq. mtrs., 157/1/B/3admeasuring 7220 sq. mtrs.,Survey No. 157 Hissa No. 2 admeasuring about 1210 sq. mtrs, Survey No. 162 Hissa No. 1 admeasuring about 2980 sq. mtrs. totally admeasuring 13030 sq. mtrs. lying, being and situate at Village Khidkali, Taluka& District Thane vide their authorization dated 28/7/2017 solemnly declare, undertake and state as under:

1. Shri Mahadev Posha Thakur and others as the owners and we as the developers; have a legal title Report to the land on which the development of the on-going project is being 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 project land and the proposed building is free from encumbrances. The litigations are as under:

Sr. No.	PROJECT NAME	NAME OF THE COURT	TYPE OF CASE	PETITION	CASE NUMBER	YEAR	WHETHER ANY PREVENTIVE/INJEUNCTION/ INTERIM ORDER IS PASSES YES/NO	PRESENTS STATUS
1	Cosmos Meluha	Civil Court (Junior Division) Thane	Regular Civil Suit	Civil	746	2013	NO	PENDING

FOR M/s. CONCORDE REALTY

PARTNER

That the project land and the proposed building is free from encumbrances.

3. We have tried our best to convince the land Owners to give details for registration as co-promoter. However there is non co-operation from land owners for completing various formalities during registration process.

We have therefore decided to register the project without mentioning them as co-promoter. This is because online process does not allow us to complete the registration process unless all details and attachment regarding co promoters are submitted. We will submit the details of the co promoters as soon as we get it.

That the time period within which the project shall be completed by the Promoter from the date of registration of project is **31st March 2021.**

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project for 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 the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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 promotion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals in time, from the competent authorities.

8. 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 these rules, within seven days of the said changes occurring.

FOR M/S. CONCORDE REALTY

PARTNER

9. That the Promoter have 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.

FOR M/S. CONCORDE REALTY

PARTNER

Deponent

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 at Thane on this 28th day of July 2017.

Deponent

FOR M/S. CONCORDE REALTY

PARTNER

NOTARY HEENA P. SHAIKH (M.S.) 10294/13 INDIA

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

BEFORE ME
NOTARY

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal CHS Ltd.,
Opp Lawkim Co. G.B Road,
Thane-400 607

NOTED & REGISTERED
Sr No 30572/2017

28 JUL 2017