भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 HUN

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

FORM 'B'

महाराष्ट्र MAHARASHTRA **Affidavit cum Declaration** RZ 935739

I, **Maruti B Bhoir**, Age 42 yrs, Occupation Business, Indian Inhabitant having residence address at Suvarna Vastu Bunglow Near Anmol Nagari M Phule Road Garibacha Wada Dombivli 421202 , duly authorized partner of **Diksha Developers**, a partnership firm incorporated under Indian Partnership Act, 1932 (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under:

1. That the Promoter (i.e. **Diksha Developers**) is entitled to develop and construct building on a parcel of land admeasuring 3540 square meters bearing S R 164 & 29 Hissa NO 6 (hereinafter referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said project is proposed. An authenticated copy of the title certificate dated 21.06.2016 issued by Mayur Surte advocate is enclosed/uploaded with Form "A" - Application for registration of the said Project with Real Estate Regulatory Authority **("RERA").**

3. That the Promoter is constructing a project namely " **Sajan Heights**" on the said land which will consist of 1 building to be known as "**Sajan Heights**" with 1 (One) wings namely Wings – "B" and 1 Bunglow hereinafter referred to as the said

उप कोषागार अधिकारी ठाणे

29 JUL 2017

फक्त प्रतिज्ञापत्रासाठी

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक - 2254
/दिनांक

२. मुद्रांक विकत घेण्या-याचे नाव, मासती नोटिस
पत्ता व सही

नेदबुमार उत्तम

३. परवानाधारक [illegible] नाव [illegible] भानुशाली
व परवानाक्रमांक [illegible] पत्ता भावदेवी प्रसन्न चाळ
मुद्रांक विकाक पत्ता उमेश नगर आवळी (प)
परवान्त. न १२०६०३२

29 JUL 2017

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

29 JUL 2017

NOT
SHEEL
V.SHIN
KAPR
DIST.
REG.N

"Building") with a proposed total construction built –up area of 2985.92 sq meters (hereinafter referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such I and along with details are enclosed/upload with Form "A" – Application for registration of the said Project with RERA and a list detailing the same is hereto annexed and marked as Annexure "I".

5. That by 31th Day of December 2021, the said Project shall be completed by the Promoter.

6. That the 70% (Seventy per cent) of the amounts to be realized hereinafter by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("Act") and rules there under.

7. That the amounts from separate account shall be withdrawal accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the promoter shall get the accountants audited within 6(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 this project have been utilised for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the promoter shall take all the pending approvals on time, from the competent authorities.

10. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section4 of the Act and under rule 3 of the Rules, within 7(seven)days of the said changes occurring.

11. That the promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form –A being the application to be made for registration of the said Project i.e. "**Sajan Heights**" with RERA.

VERIFICATION

I,MAruti Bhoir, Age 42yrs, Occupation: Business, Indian Inhabitant having residence address at Suvarna Vastu Bunglow Near Anmol Nagari M Phule Road Garibacha Wada Dombivli 421202duly authorized partner of Diksha Developers (i.e. Promoter of the aforesaid Project) hereby verify that the contents of may above affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Dombivli on this 30st Day of July 2017.

Identified and Explained by me

Attested By

Sheela Shingane –Kaprekar
Notary - Govt of India
Dist-Thane