



महाराष्ट्र MAHARASHTRA

2017 0

जोडपत्र - २

SA 434524



मुद्रांक विवरें नोंदवारी अनु क्रमांक

029371

दिनांक

14 JUL 2017

दस्तावा प्रकार

दस्त नोंदणी करणार जाहेत का ? होय / नाही

No

मिळवणीचे सोपवपात बर्षान

मुद्रांक विकत घेणा कावे नाव

M/S. LAABH BUILDTECH

Flat No.6, 2nd Floor, Bhupali Chs.

Next to Neele Hospital, Gye Hospital,

Ram Maruti Road, Thane (W) - 400 602

14/7/2017

जिल्हा कोशाल कार्यालय

ठाणे

14 JUL 2017

मुद्रांक प्रमाण लिपीक / लिपीक

14/7/2017

परवाना नंबर मुद्रांक विक्रेत्याची सही (सो. बिल्या एश. नाईक)

परवाना क्र. १२०१०३३

तसेच मुद्रांक विक्रीचे ठिकाणधस्तात : नाईक कमर्शियल रोड, शॉप नं. २, गवानी चौक, टेरी नाळ, ठाणे (प).

(ज्या कारणासाठी ज्याने मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबारे सहा महिन्यात वापरणे बंधनकारक आहे.)



# AFFIDAVIT CUM DECLARATION, BY THE PROMOTER

Affidavit cum Declaration of M/S. LAABH BUILDTECH, at Thane

Date: 26<sup>th</sup> July 2017.

Signature



I, SANJAY VASANT THAKKAR, Age 52, residing at 6, 2<sup>nd</sup> Floor, Bhupali CHS, Next to Neela Paranjape eye hospital, Ram Maruti Road, Thane (W) 400602 promoter of the proposed project "LAABH NEELKANTH" do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on which the development of the project is proposed

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 is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project;

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

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

*Sanjay*

NOTARISED

HEENA P. SHAIKH  
ADVOCATE & NOTARY  
B-2/204, Sakinagar  
Opp. Lawkum C. Road,  
Thane-400 007.

26 JUL 2017

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 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

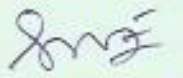
Mr. SANJAY VASANT THAKKAR 

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 on this day of Deponent

For M/s. LAABH BUILDTECH

  
PARTNER

**NOTARISED**

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

**26 JUL 2017**

