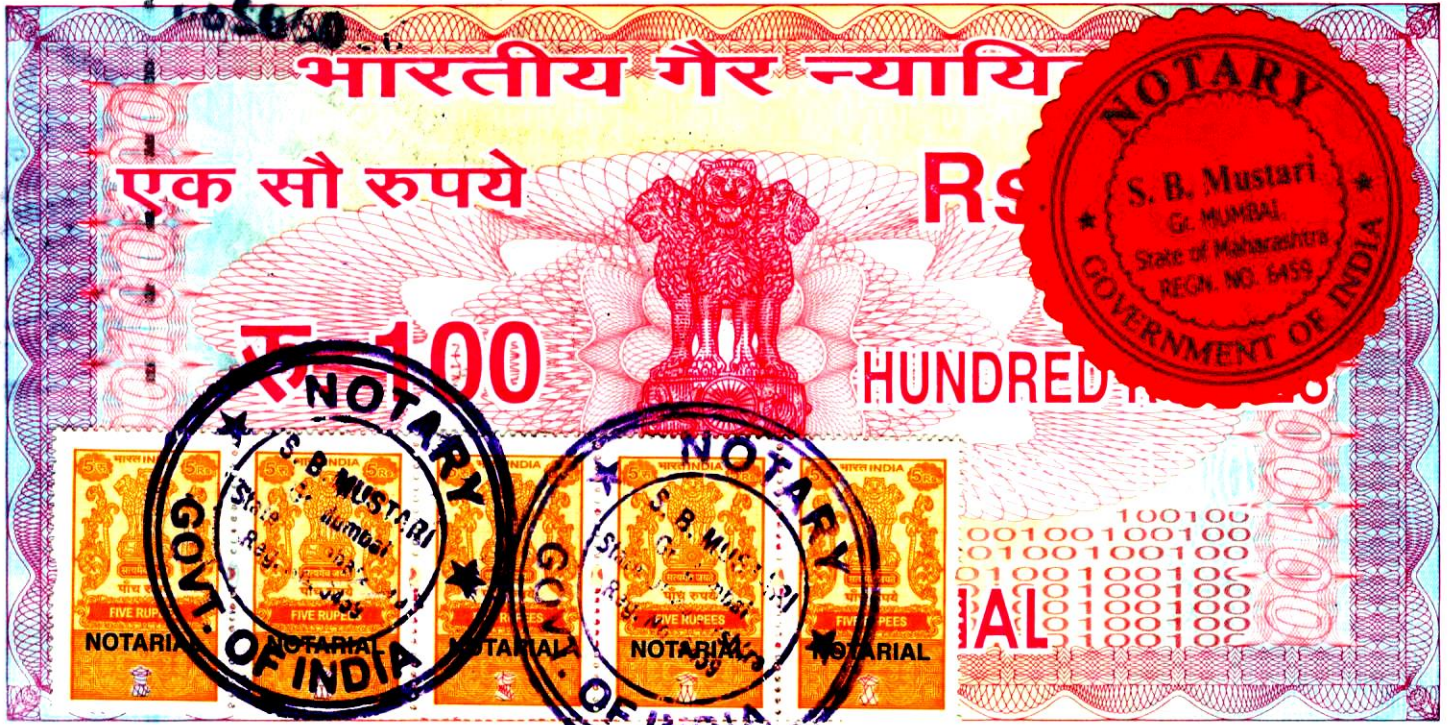
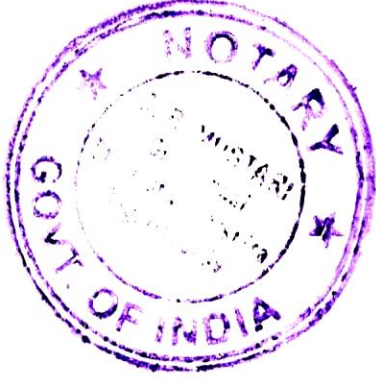




महाराष्ट्र MAHARASHTRA

2023

79AA 226918



श्रीमती लता सांगळे

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 Mr. MAHADEV DAMJI PATEL, Director of DAMJI HARI INFRASTRUCTURE PVT LTD having its Office at UNIT NO.423, 4TH FLOOR, THE SUMMIT BUSINESS BAY", OFF. ANDHERI KURLA ROAD, PRAKASHWADI, ANDHERI EAST, Mumbai - 400093, the Promoter of the proposed project known as PENTAGON ENCLAVE, duly authorized by the Promoter of the Project vide their Mr. MAHADEV DAMJI PATEL

I, Mr. MAHADEV DAMJI PATEL duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

The Promoter is in process of developing in a phase wise manner a land admeasuring proximately 7816 or thereabouts at PLOT NO.1 OF SURVEY NO 38/B BEARING HISSA NO. 1 AND 3, Village Asangaon (CT), Taluka Shahapur, District Thane - 421601



That, Promoter has a legal title 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. The Project Land is free from all encumbrances/ [Insert Mortgage details, if any].
3. That the time period within which the project shall be completed by me/Promoter is 30/12/2024
4. For new projects
 - a. That, seventy per cent of the amounts realized by 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, 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.
8. That, promoter shall take all the pending approvals on time from the competent authorities.
9. That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, 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.

For DAMJI HARI INFRASTRUCTURE PVT. LTD


Deponent Authorised Signatory

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....

For DAMJI HARI INFRASTRUCTURE PVT. LTD


Deponent Authorised Signatory



BEFORE ME



S. B. MUSTARI

ADVOCATE & NOTARY

GOVT. OF INDIA

No. B/4, Sai Dham Hsg. Soc

Tilak Nagar, Sakinaka

Mumbai-400 072

Sr. No.: 536

Date: 4/12/23