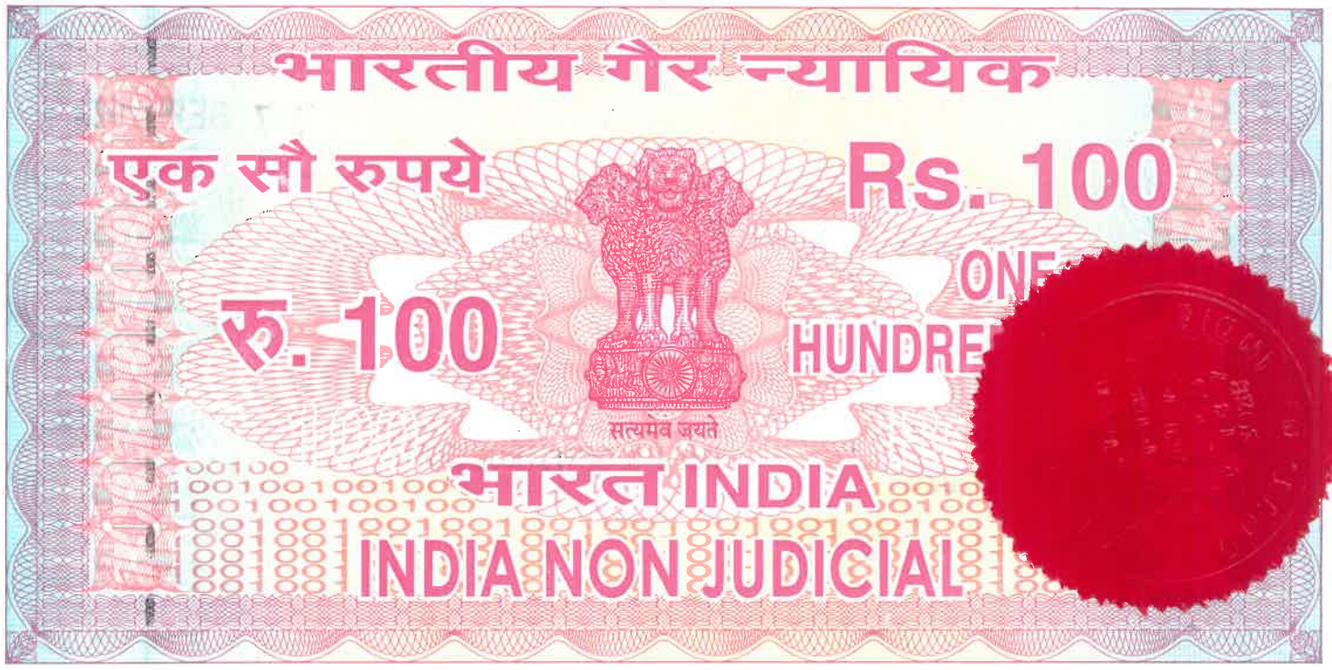


महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 63AA 011268

NOTARY S.V. TARTE DIST. THANE & MUMBAI Reg. No. 511 Exp. Date :- 4-7-2025 NOTARIAL GOVT. OF INDIA

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उप कोषागार अधिकारी
कल्याण

25 SEP 2023

FORM 'B'

Affidavit cum Declaration by Promoter

Affidavit cum Declaration of **Mr. Shripad Shriniwas Joshi**, of **M/s J. B. Constructions**, of the proposed Development project "**Raghukunj CHS Ltd.**"

J. B. CONSTRUCTIONS (DOMBIVLI)

27 SEP 2023

Serial No. Date	15913 27-9-2023
Nature of document	Declaration
Whether it is to be Registered?	Yes/No
Property Description in brief	
Stamp Purchaser's Name 27 SEP 2023	For J. B. CONSTRUCTIONS
If through other Person then Name & Add. & Sign.	Manoj Balkrishna Sakpal 1743/4, Mohan patil Chawl, Kalyan Rd, Dombivli-E
Name of the other Party	
Stamp Duty Amt.	Rs. 100/- Date:- 27-9-2023

Licence No. 1206043
STAMP VENDOR
MR. AVINASH H. GUJARE

Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E).

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ महिन्यांत वापरणे बंधनकारक आहे.

27 SEP 2023

Situated on land plots bearing City Survey No. 10094A, 10094B, 10095,10096,10097,10098,10099,10100, Gajbandhan Patharli, Khandkar Lane, Tilak Nagar, Dombivli (East) - 421201.

I, **Mr. Shripad Shriniwas Joshi**, Partner of **M/s J. B. Constructions**, promoter of the proposed project duly authorized by the Promoter firm of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the firm **M/s J. B. Constructions**, promoter, has a legal title report of the land on which the development of the project is being carried out

AND

A legal valid authentication of title of such land along with an athorised copy of the agreement between such owner, 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 periods within which the project shall be completed by promoter from the date of registration of project are as under:

Building Name	**Propose Date of Completion / Possession**
"Raghukunj CHS Ltd."	31/01/2025

4.That seventy per cent of the amounts realized by promoter firm 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 bank account shall be withdrawn in accordance with Rule 5 of MAHARERA Act, 2016.

6. That the promoter firm 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 proportion to the percentage of completion of the project.

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

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

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

For M/s J. B. Constructions

For J. B. CONSTRUCTIONS

Partner

Mr.Shripad Shriniwas Joshi
(Partner)
Date: - 10/10/2023

TARY
. TARTE
. THANE &
UMBAI
g. No. 511
Date:-4-7-2025
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 by me at on

For J. B. CONSTRUCTIONS

Partner

Mr.Shripad Shriniwas Joshi
(Partner)
Date: - 10/10/2023

Sr. No. **Date**

T - 190 11/10/2023

I M/s J B Constructions Thru Mr Shripad Shriniwas Joshi Aged 56 yrs.

Residing at F-1, F-2, Shri Parshwa Industrial Estate, Pendse Nagar, Dombivli East



Pan Card No.: ACVPJ8174D

Name : M/s J B Constructions Thru Mr Shripad Shriniwas Joshi

Signature

that We have executed the annexed Affidavit Cum Declaration
on 11/10/2023
Pertaning to Rerra Purpose
& Signed the same beside our photo herein above & the said document
contain 4 pages.

The above persons have signed
Before Me

Shri. S. V. Tarte
Advocate & Notary
Arihant Pooja CHS., Near Tarte Plaza, Gandhi Nagar,, Dombivli (E) - 421204, Tel.: 2820491

NOTARY S.V. TARTE DIST. THANE & MUMBAI Reg. No. 511 Exp. Date :-4-7-2025 GOVT. OF INDIA