भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HU
RUPE

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

24 NOV 2023

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ CA 703660

24 NOV 2023

17 NOV 2023

उप कोषागार अधिकारी/उप लेखापाल
उप कोषागार कार्यालय, उल्हासनगर, जि.ठाणे

17/11/23

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

Affidavit cum Declaration

Affidavit Cum Declaration Of Mr. **Kailas B. Mhaskar ,Mr. Janardan L.Dayare, Mr. Vivek Vasant Pokar Patel , Mr. Dipak J. Velani And Mr. Kiran H. Patel** Partner Of **M/S ATREE REALTORS** And Promoter Of The Proposed Project Known As **Krishna Dham -2**, Situated At Building No, 2, Plot No. 1, S.No. 73, Hissa No. 4, Village Yeranjad, Badlapur (W)Taluka Ambernath , Dist. Thane ,Situated Within The Limits Of Kulgaon Badlapur Municipal Council ,Duly Authorized By Its Authorization.

For ATREE REALTORS

Partner

जोड पत्र	
दस्ताचा प्रकार/अनुच्छेद क्रमांक	:- Rera Dec (4)
दस्ताचा नोंदणी करणार आहेत का	:-
नोंदणी होणार असल्यास दुय्यम	:-
निबंधक कार्यालयाचे नांव	:-
मिळकतीचे वर्णन	:-
मोबदला रक्कम	:- ATREE Realtors.
घेणाऱ्याचे नांव	:- Vivek V. Pokar
देणाऱ्याचे नांव	:- Rostam H. Pernore
हस्ते असल्यास त्यांचे नांवपत्ता	:- Soa
मुद्रांक शुल्क रक्कम	:- 15454
मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक	:-
मुद्रांक विकत घेणाऱ्याची सही	:- शेरमु

24 NOV 2023

Badlam Neral.

24 NOV 2023

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे आवश्यक आहे.

:- मुद्रांक विक्रेत्याची सही
:- नांव : सुनिता के. आत्मारामाणी
:- परवाना क्र. १२१२०११
:- पत्ता : कात्रप बदलापुर (पूर्व)

I, Mr. Vivek Vasant Pokar Patel duly authorized by promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title report to the land on which the development of the proposed project is to be 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 is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is on or before **31.12.2026**

4. (a) For new projects:

That seventy percent of the amounts realised 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 shall he 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 utilised 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 shalt take all the pending approvals on time. from the competent authorities.

For ATREE REALTORS

Partner

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.

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 cage may he.

For ATREE REALTORS

Partner



Vivek Vasant Pokar Patel
(Deponent)

Verification

The contents of my affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Ambernath on this 24 day of November 2023.

For ATREE REALTORS

Partner

Vivek Vasant Pokar Patel
(Deponent)

Attested

Rajendra T. Shivankar
B.S.L., L.L.B.
Advocate High Court
Notary Govt. of India

Off.: 101, Nr [illegible] Office, Vaishali Talkies,
Badlapur (W) Thane - 421 503. Maharashtra

NOTED & REGISTERED
Sr. No. 10391/2023

25 NOV 2023

भारत सरकार
Government of India



विवेक वसत पोकर पटेल
Vivek Vasant Pokar Patel
जन्म तारीख / DOB : 18/12/1983
पुरुष / Male

5812 1677 5522

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: वसंत पोकर पटेल, 601 श्री मंजुनाथ टॉवर्स, वी पी रोड, प्लास्मा ब्लड बँक जवळ, पेंडसे नगर डोंबिवली ईस्ट, कल्याण, टिळकनगर, ठाणे, महाराष्ट्र, 421201

Address: S/O: Vasant Pokar Patel, 601 Shree Manjunath Towers, V P Road, Near Plasma Blood Bank, Pendase Nagar Dombivali East, Kalyan, Tilaknagar Thane Maharashtra, 421201

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1800 300 1947

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