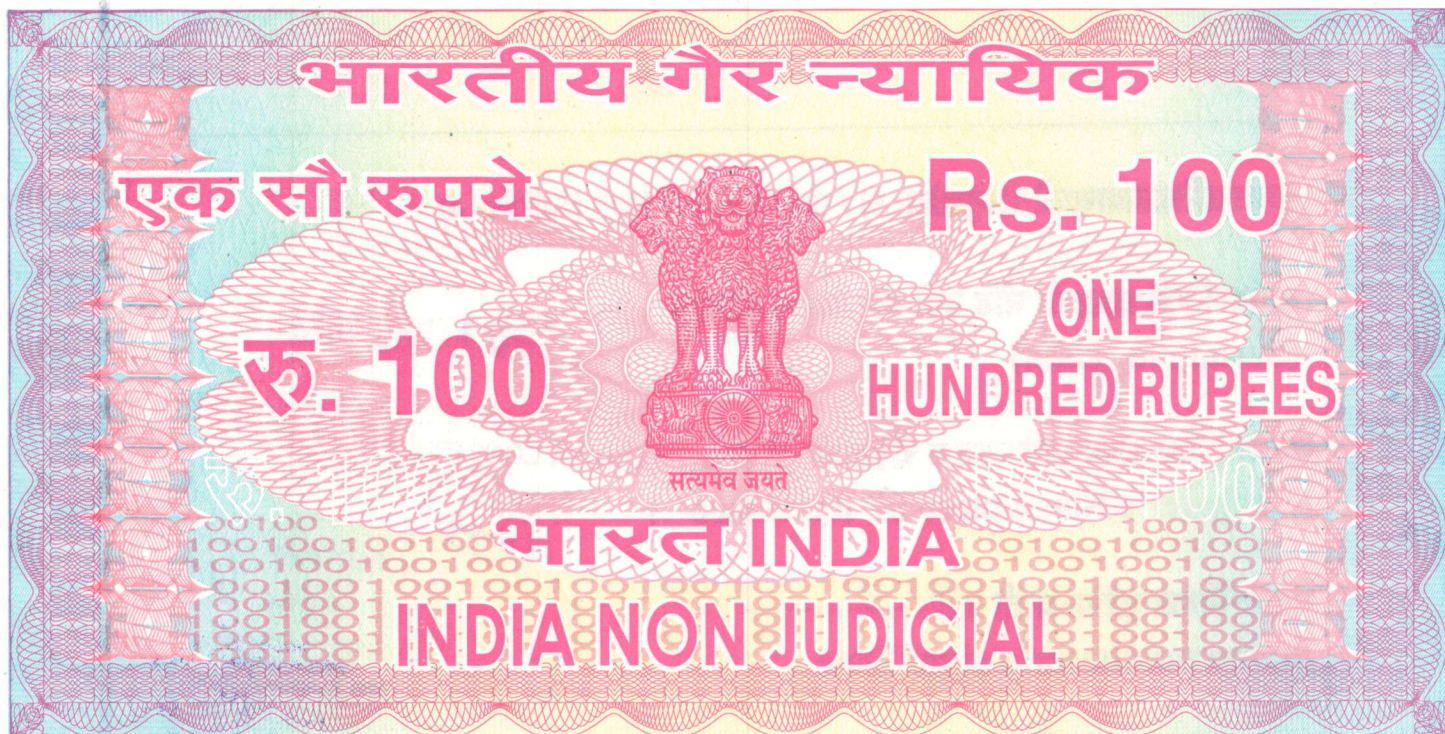




महाराष्ट्र MAHARASHTRA

2023

68AA 965905

Serial Number 9503 for Rs. 100

Date of Issue : 01-Dec-2023

Issued To : Radhika Construction Co.

Issued Through : Prakash Chorge

Licence No. 1206045

STAMP VENDOR

MRS. KANCHAN S. TARTE



Add. Shop No.2, Arihant Puja CHS. Ltd.
Ground Floor, Near Tarte Plaza,
Bhandhi Nagar, Dombivli (East) 421 204

For RADHIKA CONSTRUCTION CO.

Prakash

PARTNER

उप कोषागार अधिकारी
कल्याण

3 NOV 2023

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



फॉर्म प्रतिज्ञापत्रासाठी (अनुच्छेद- 4) / only For Affidavit (Article- 4)

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक /दिनांक
(Serial No. Date)

950301 DEC 2023

मुद्रांक विकत घेणा-याचे नाव व रहिवाशी पत्ता For RADHIKA CONSTRUCTION CO.
(Purchaser's Name/place of Residence)

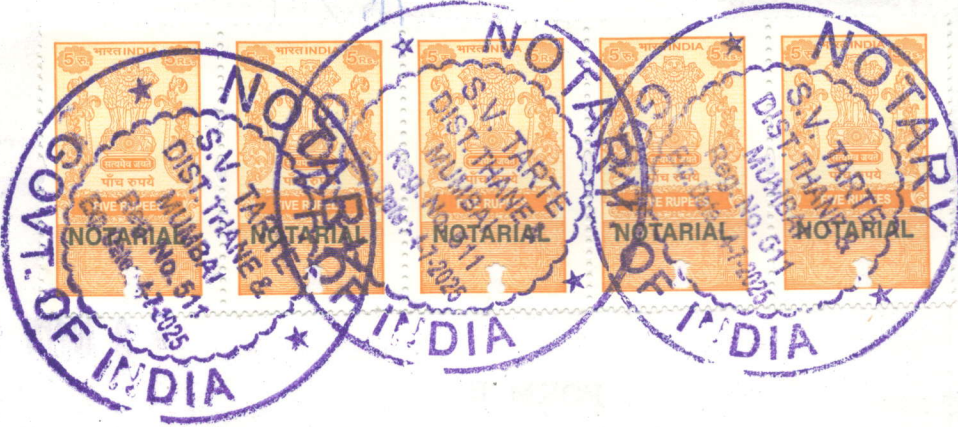
मुद्रांक विकत घेणा-याची सही-----
Stamp purchaser's sign/ Date

परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण /पत्ता

PARTNER

STAMP VENDOR
MRS. KANCHAN S. TARTI

Stamp No. 2, Art. 421, Sec. 11a
Ground Floor, Near Bala Park,
Gandhi Nagar, Dombivli (East) 401 204



Affidavit cum Declaration of Mr. Girish Shrikrishna Marathe, Partner of M/s. RADHIKA CONSTRUCTION CO. promoter of the project **"Trinity" (Shashank Saptshrung)**

I, Mr. Girish Shrikrishna Marathe promoter of the project **"Trinity" (Shashank Saptshrung)** project do hereby solemnly declare, undertake and state as under:

- 1) That 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 **situated at CTS no 3084, Survey no 65, Hissa No 5 , Mauje Dombivali admeasuring plot area of 1990.60 Sq Mtr** along with an authenticated copies of the Development agreements between such owners i.e. Land Owner 1 - Shashank Co. Op. Housing Society & Land Owner 2 – Saptashrung Co.Op. Housing Society and promoter for development of the real estate project are enclosed herewith.

- 2) That the project land is free from all encumbrances.
- 3) That the project shall be completed by Promoter **31st August 2028** from the date of registration of project.
- 4) (a) **For new projects** : 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.

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

That seventy per cent of the amounts to be realized 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.

- 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 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 shall take all the pending approvals on time, from the competent authorities.
- 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Girish

10) That 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. GIRISH S. MARATHE

Girish

Deponent

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 December 2023.



Mr. GIRISH S. MARATHE

Girish

Deponent



BEFORE ME

S.V. Tarte
S.V. TARTE
ADVOCATE & NOTARY
Arihant Pooja CHS., Near Tarte Plaza,
Gandhi Nagar, Dombivli (East) 421 204.
Dist. Thane, Mob.: 9821313285
NOTARY REGISTER
Expire On-4-7-2025
No. 1308 Dt. 14 DEC 2023