भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

NOTARY VIVEK B SUDADE REGD No 15433 EXP. DATE 9 OCT - 2024 GOVERNMENT OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ CG 610722

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

E 4 MAR 2024

मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY VIVEK B. SUDADE Reg. No. 15433 Exp. Dt. : 09-10-2024 GOVT. OF INDIA

FORM B

[Rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of the **"M/s. Mextech Property Developers LLP"** Promoter of the project **"MIRAYA DIVINE"** bearing **"Survey No- 146/1, 149/3, 154/3, 412/1, 414/1/C/1 & 414/1/C/2, Sector No- 4, situated at Village- Majiwade, Tal- Thane, Dist- Thane- 400601"**

"M/s. Mextech Property Developers LLP" Promoter of the project **"MIRAYA DIVINE"** bearing **"Survey No- 146/1, 149/3, 154/3, 412/1, 414/1/C/1 & 414/1/C/2, Sector No- 4, situated at Village- Majiwade, Tal- Thane, Dist- Thane- 400601"** do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances.

3. That the time period within which the project shall be completed by us on or before **15/12/2029.**

4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.

8. **We** 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. **We** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **We** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

NOTARY VIVEK B. SUDADE Reg. No. 15433 Exp. Dt.: 09-10-2024 GOVT. OF INDIA

Verification

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

06 MAR 2024

Verified by me at ..... on this ..... day of .....

Deponent

BEFORE ME

06/03/24

VIVEK B. SUDADE
B.A.LLB. (MUMBAI)
Advocate & Notary
(Govt.of India)

06 MAR 2024

NOTED & REGISTERED
Sr. No. 0207 Page No. 14
Book No. B-28

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक 71283 - 6 MAR 2024

दस्ताचा प्रकार ..... Aff .....

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मिळकतीचे थोडक्यात वर्णन ..... Pagai .....

मुद्रांक विकत घेणाऱ्याचे नांव ..... Rajesh Patel .....

हस्ते असल्यास त्यांचे नांव, पत्ता ..... Rohan Khandekar .....

सही ..... 9653199695 .....

दुसऱ्या पक्षकाराचे नांव .....

मुद्रांक शुल्क रक्कम .....

परवानाधारक मुद्रांक विक्रेत्याची सही .....

(श्री. शंकर साहेबराव यादव) .....

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

परवाना क्रमांक - १२०१०३१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचे कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

