भारतीय गैर न्यायिक

भारत INDIA

₹ 500 FIVE HUNDRED RUPEES

रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

NOTARY R. S. JADAUN Mumbai, Thane & Palghar Maharashtra Reg. No. 15546 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ CF 059103

जिल्हा कोषागार कार्यालय ठाणे

8 JAN 2024

मुद्रांक प्रमुख लिपीक / लिपीक

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

FORM " B"

Affidavit cum Declaration.

We, M/s Inder's Infra, through their constituted attorney Mr. Sumit Bhupendrakumar Mutha being partner of M/s Arihant Realty, designated Landowner for Proposed Project, having registered office at-101, Arihant Darshan, 90 feet road, Bhayandar West, Mira Bhayandar, Thane- 401101. Promoter of proposed project **" Arihant Tower "** Old Sno 229, New Sno 22, Hissa No.8 at village Navghar, Tal. Thane, Dist. Thane- 401105. Do hereby solemnly declare, undertake and state:-

136645

25 JAN 2024

जोडपत्र - २

पुंद्राक विक्री नोंदवही अनुक्रमांक .....दिनांक.....

दस्ताचा प्रकार.....सदर नोंदणी करणार आहे का ?खोडा/नाही

मिळकतीचे अंदाजित वर्णन.....

मुद्रांक विकत घेणाऱ्याचे नाव.....

For ARIHANT REALTY

हस्ते अभिन्यास त्याचे नाव.....विजय पाटील

रूपा श्रीमंदिर इस्टेट.....पत्ता.....Partner

मुद्रांक विक्रेत्याचे नाव.....मुद्रांक शुल्क रक्कम.....

मुद्रांक विक्रेत्याचे नाव (श्री. वामन भोईर).....2024

मुद्रांक विक्रीचे ठिकाण/पत्ता-श्री समर्थ कृपा, ८/२१,

भाईंदर प्रशिक्षण केंद्र, भाईंदर (प.) ४०१ १०१, मुद्रांक परवाना क्र. १२०१.४९

ज्या कामासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा वापर [illegible]

खोटी केल्याप्रमाणात हे मुद्रांक अवैध ठरण्यास कारणीभूत आहे.

1) That the promoter has a legal title report to the land on which the development of the project is proposed is to carried out.

2) That the project land is free from all encumbrances.

3) That the project shall be completed within the stipulated time from the date of registration to 31/12/2028.

4) That seventy percent of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in 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5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 practicing chartered accountant, and it shall be verified during 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.

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.

M/s Inder's Infra.
Through their constituted attorney

Mr. Sumit B Mutha
Deponents

BEFORE ME
30/01/2024
R. S. JADAUN
Advocate & Notary Govt. of India
Office:- Shop No. 1, Walchand Shopping Centre,
Near M.B.M.C., Station Road,
Bhayander (W), Dist. Thane-401 101.
Mobile: 9076140537

30 JAN 2024

VERIFICATION

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

Verified by us at..... on this ..... day of January 2024.