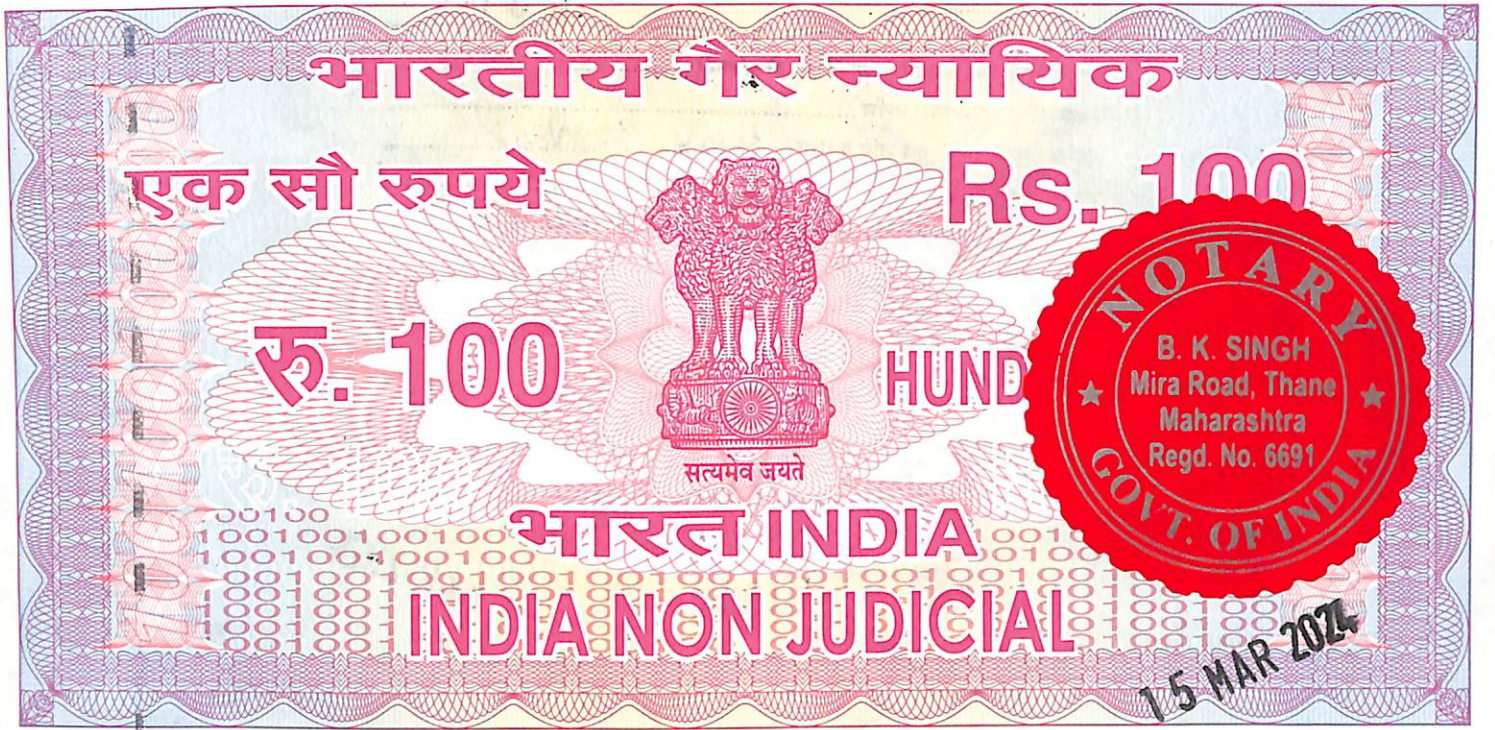
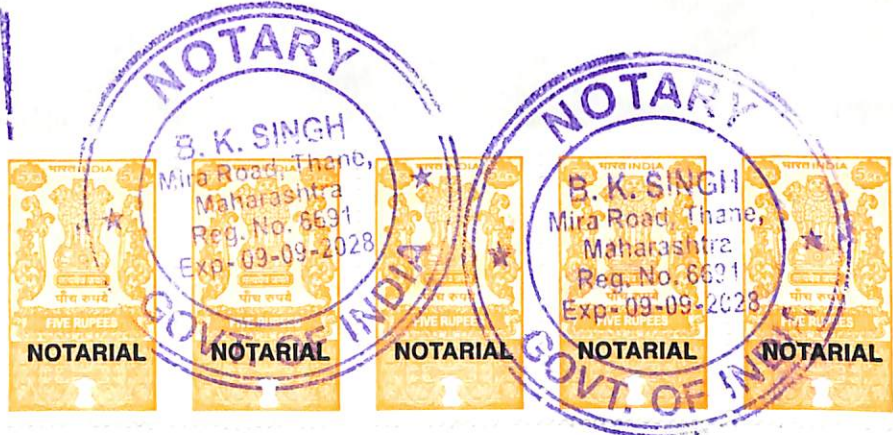




MAHARASHTRA
जिल्हा कोषागार कार्यालय, ठाणे
11 MAR 2024
मुद्रांक प्रमुख लिपीक / लिपीव

2023

97AA 108896



FORM "B"

[Rule 3(6) of Rules]

Affidavit cum Declaration

I Uday Ghanshyam Naik, Proprietor of M/s G N Construction do hereby solemnly declare undertake and state as under.

1. I say that M/s. G N Construction (hereinafter referred to as the "Owners") is seized and possessed piece or parcel of Plot admeasuring 12844 sq. Mtrs. Plot. G N Construction is entitled to develop land bearing Survey No. 181 (Old), 50 (New) Hissa No. 7A,7B, 9, &10 & Survey No. 182 (Old) 49 (New) Hissa No. 3,4,5,6,& 8 situated at Village Mira, Taluka & Dist. Thane.

मुद्रांक विधी नोंदवही अनुक्रमांक

दिनांक

11-5 MAR 2024

दस्तावेज प्रकार

दस्तावेज नोंदणी करणार आहे का ? :- होय/नाही

मिळकतीचे धोरक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता Uday G. Naik

दुसऱ्या पक्षाकराचे नांव व पत्ता

हस्तो अस्तव्यवस्था नोंद/पत्ता Rajesh Rajpat

हस्तो सही

परवानाधारक मुद्रांक विक्रयाची सही (प्रमोद आर. हुबे)

मुद्रांक विक्रीचे पत्ता - उत्तेश्वर कुपा, शांती पार्क, नीरा रोड (पूर्व), वणे.

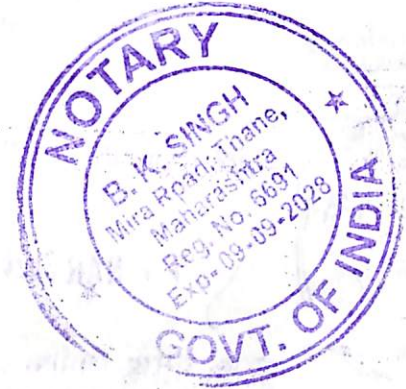
परवाना क्रमांक 9209086

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.



760404

15 MAR 2024



2. By Development Agreement dated 10th October 2019 and Supplementary Agreement for Development dated 13 December 2023, between Owners and promoter (M/s GN Developers.) to be Constructed on Survey No. 182 (Old) 49 (New) Hissa No. 4,5,6,& 8 Owner have given right to develop and sell project to Promoters. Promoter is constructing Project named as **(Shree Shashwat Building No.21)** Agreement has been uploaded as a part of online application for registration of said project. Hence the Owner are known as co-promoters as defined by MahaRERA orders and circulars.
3. The details of the encumbrances have been provided in the Encumbrance Certificate / Title Certificate.
4. That the time period within which the project shall be completed from the date of registration of the project shall be **14 January, 2027**.



5. That seventy per cent of the amounts to be realised by promoter for the real estate project from the Allottee/s, 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 shall be used only for the purpose.
6. That the amount from the separate account shall be withdraw in accordance with Rule 5.
7. 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 be 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 the project have been utilised for the project and the withdrawal has been in completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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 the Rules, within seven days of the said changes occurring.
10. That the promoter has furnished such other documents and information/ disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.
11. That the promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.



BEFORE ME

B.K. SINGH
NOTARY
Maharashtra
(Govt of India)

15 MAR 2024


Deponent

Authorised Signatory.

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 Mumbai on this 15th day of March 2024.

Deponant
Deponent

Authorised Signatory



BEFORE ME
[Signature]
B. K. SINGH
NOTARY
Maharashtra
(Govt of India)

15 MAR 2024