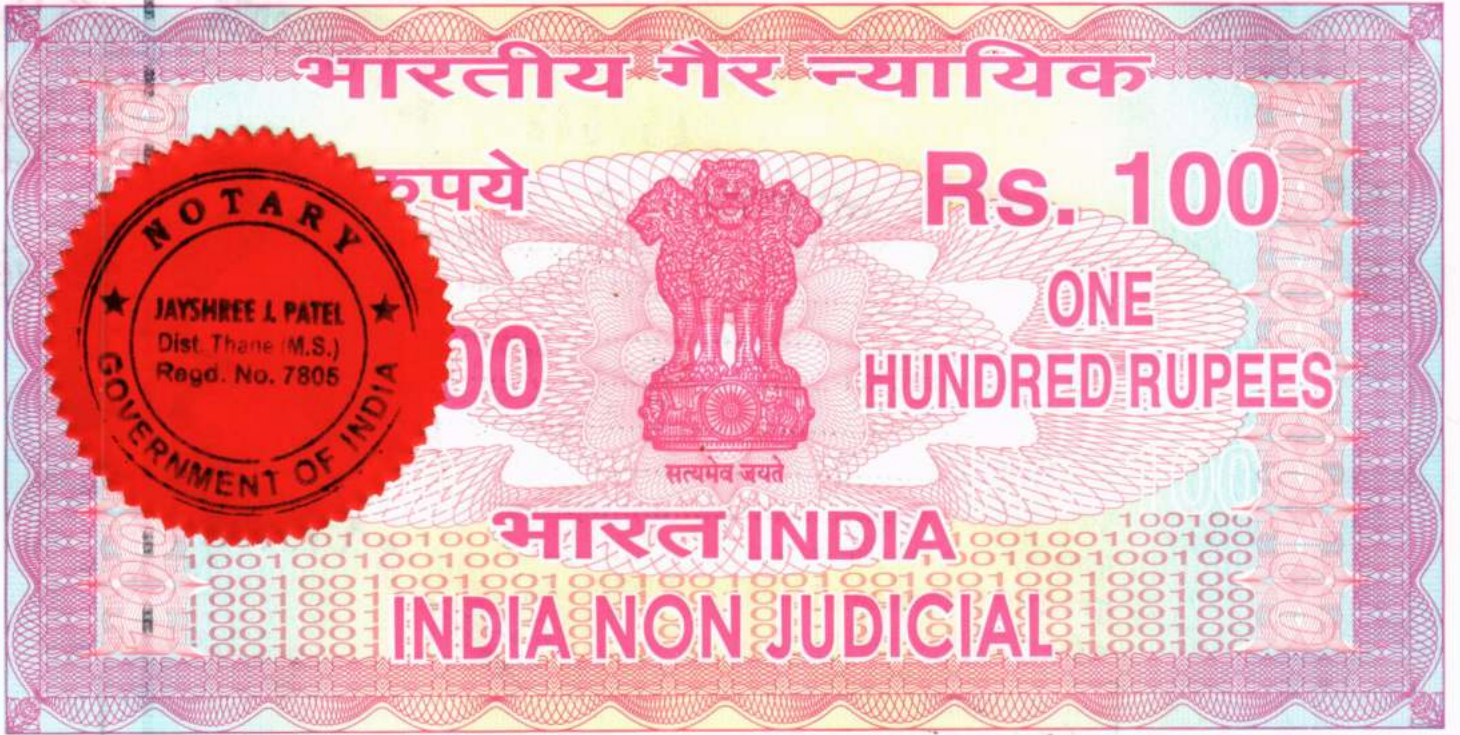




महाराष्ट्र MAHARASHTRA

2023

84AA 753262



जिल्हा कोषागार कार्यालय
20 FEB 2024
मुद्रांक प्रमुख लिपीक /



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 MANOJ MOTAJI PUROHIT promoter of the proposed project / duly authorized by the promoter of the proposed project RANUJA RAMDEV C TYPE located at OLD SURVEY NO 228, NEW SURVEY NO. 27, HISSA NO 2 AND OLD SURVEY NO 233, NEW SNO. 25, HISSA NO 7 LOCATED AT VILLAGE - NAVGHAR, BHAYANDAR EAST, THANE - 401105, vide its/his/their authorization dated



Handwritten signature

157042

1 MAR 2024

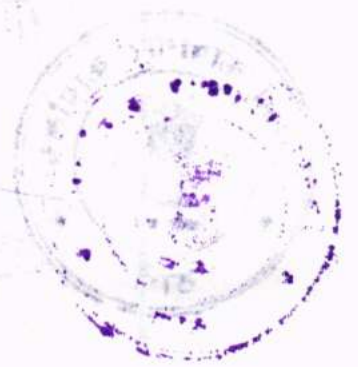


जाडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक दिनांक
दस्तावा प्रकार दस्त नोंदणी करणार आहे का होय/नाही
मिलकतीचे धोंडक्यात वर्णन
मुद्रांक विकत घेणाऱ्याचे नाव- Mangi Purnit
हस्त अगल्यास त्याचे नाव Roshik Chaudhary
पता- सही
दुसऱ्या पक्षकाराचे नाव मुद्रांक शुल्क रक्कम
मुद्रांक विक्रेत्याची सही (श्री. वामन भोईर)
मुद्रांक विक्रीचे ठिकाण/पत्ता-श्री समर्थ कृपा, ८/२२,
भाईदर शॉपिंग सेंटर, भाईदर (प.) ४०११०१, मुद्रांक शुल्क
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी याच मुद्रांक

खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

1 MAR 2024





I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

have/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.

OR

Those details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2026

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

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

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

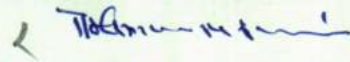
7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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.

< *Pradman M. S.*

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

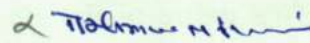


Deponents

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 Mira Road on this _____.



Deponents



NOTARISED

JAYSHREE J PATEL
ADVOCATE & NOTARY GOVT. OF INDIA
B/10, New Shanti Ganga CHS. Ltd.,
Opp. Railway Station, Bhyander (E)
Dist. Thane - 401 105.

- 2 MAR 2024