



महाराष्ट्र MAHARASHTRA

2023

नाडपत्र - २

79AA 004578



मुद्रांक विक्री नोंदवरी
अनुक्रमांक १४३०३ दिनांक १५ DEC 2023
इस्ताबा प्रकार - AFR
इस्त नोंदणी करणार आहे का ? होय/नाही
मिळकतीचे सोपवकपत्र -
मुद्रांक विक्री घेणाऱ्याचे नाव - Shree Apartment
हस्त अस्ताबा प्रकार - Ratil
इस्त्या प्रकार -
मुद्रांक शुल्क - १२००/-
मुद्रांक विक्री करणारी - (1) (2) (3) (4) (5) (6) (7)
मुद्रांक विक्रीचे ठिकाण - (1) (2) (3) (4) (5) (6) (7)
दफतार नं. १४, राजकीय नोंदणी कार्यालय, नवी मुंबई, महाराष्ट्र.
पाने (पृ.) - ४००/६०९.
संख्या मुद्रांक - १२००९०९०

Form 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration M/s. Shree Apartment Condominium through Apartment Owners viz. 1) Mr. Ajay Kambli & Mrs. Vrinda Kambli, 2) Smt. Vidula Pethe, 3) Mr. Ajit Prabhu, 4) Mr. Ravindara Patankar, 5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar, 6) Mrs. Sharvari Purohit and 7) Mr. Chandrashekhhar Purohit are duly authorized as the Land Owner (Co-Promoter) to submit Affidavit cum



Declaration for the proposed project **"Shree Apartment"**, situated at CTS No. 200 (pt), 201, 202(pt), 209, 210, 211, 219(pt), 220(pt), Survey No. 36, Hissa No. 2, T.P.S. No. 2, M. G. Road, Off. Godbole Hospital, Village Naupada, Thane (W) – 400 601, do hereby solemnly declare, undertake and state as under:

1. That we being Land Owner Promoter of Shree Apartment has a legal title on the land on which the re-development of the project is proposed. We enclose the authenticated copy of title Certificate of Advocate Suvarna V. Deodhar dated 19/01/2023 along with Development Agreement dated 15/12/2021 & Supplementary Agreement dated 15/12/2021.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter on or before 30/06/2026.
4. That seventy percent of the amounts to be realized hereinafter by us 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 for the that purpose.
5. That the amounts from the separate account shall to cover the Project shall be withdrawn in proportion to percentage of completion of Project.
6. That, the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
7. That we shall get the accounts audited within six months after the end of every financial year by a 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.

8. That we shall take all the pending approval on time, from the competent authorities.
9. That we being Land Owner Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we being Land Owner Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

1) Mr. Ajay Kambli & Mrs. Vrinda Kambli

Ajay Kambli

2) Smt. Vidula Pethe

Vidula Pethe

3) Mr. Ajit Prabhu

Ajit Prabhu

4) Mr. Ravindara Patankar

Ravindara Patankar

5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar

Sharad Talwelkar

Varsha Talwelkar

6) Mrs. Sharvari Purohit

Sharvari Purohit

7) Mr. Chandrashekhar Purohit

Deponent

Chandrashekhar Purohit





Verification

We, the Deponent above do hereby verify the contents of our above Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified by us at Thane on this 26th day of December-2023.

1) Mr. Ajay Kambli & Mrs. Vrinda Kambli

Kambli

2) Smt. Vidula Pethe

Pethe

3) Mr. Ajit Prabhu

APB

4) Mr. Ravindara Patankar

Patankar

5) Mr. Sharad Talwelkar & Mrs. Varsha Talwelkar

STalwelkar

VTalwelkar

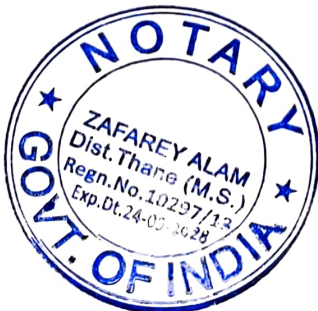
6) Mrs. Sharvari Purohit

SPurohit

SPurohit

7) Mr. Chandrashekhar Purohit

Deponent



NOTARISED
ZAFAREY ALAM
ADVOCATE & NOTARY
205/B, Malik Residency,
Damber Co. Rd; Opp. Tanwar Nagar
Kausa, Mumbra, Dist.-Thane-400612.
26 DEC 2023