भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY ADV. PRATIBHA C. SATHE THANE MAHARASHTRA REG. NO. 16076 GOVERNMENT OF INDIA

MAHARASHTRA

78AA 921787

Treasury Allotment Date and No. 14.03.2024 (78AA 921787)	Serial No. 13265/24 Date : 15/03/2024
Nature of Document/Article No.	
Whether it is to be Registered -	If Registrable Name of S.R.O.-
Property Description in brief	As per the Document
Stamp Purchaser's Name	Sab Ventures. Kalyan.
If through other person then Name & Address	Kaisar Mohsin Sayyad
Name of the Other Party	-
Stamp Duty Amount	Rs.100/-
Stamp Purchaser's Signature and Date	Shri Jay R. Birwadkar, Stamp Vendor, Ls. No. 1206030 Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (Ph) 0251-2350034

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी कल्याण

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्या पासुन सहा महीन्यात वापरणे बंधनकारक आहे

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 M/S SAB VENTURES promoter of the proposed project / duly authorized by the promoter of the proposed project REGENCY PARK , PHASE II, BUILDING NO. F vide its/his/their authorization dated 14 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 Repor t 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

For SAB VENTURES

Partners

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

That 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 31/12/2029

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.

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.

For SAB VENTURES

Partners

ATTESTED BY ME

18/3/24

PRATIBHA C. SATHE
Advocate & Notary
GOVT. OF INDIA
Reg. No. 16076

18 MAR 2024