

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 84AA 744221

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे
20 FEB 2024
मुद्रांक प्रमुख लिपीक / लिपीक

21 FEB 2024

NOTARY Suresh Chandra U. Pandey Thane, Maharashtra Reg. No. 15207 Expiry Date 23/10/19 to 27/10/24 GOVT. OF INDIA

Form 'B'

[See rule 3(6)]

Affidavit cum Declaration

I, **Mr. Narendra A. Dhanani Partner of M/s. Jay Shree Krishna Enterprises** promoter of the proposed project / duly authorized by the promoter of the proposed project **"MARUTI HOMES"** situated at Plot of land bearing C.T.S. No. 278A, Gut No.171, at Village - Parsik Nagar, Tal. & District - Thane, Pin – 400 605 vide it's authorization dated 23/02/2024.

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21 FEB 2024

21 FEB 2024

जाडपत्र-२

मुद्रांक विक्री नोंदवही अनुक्रमांक.....2807..... दिनाक.....

दस्ताचा प्रकार..... .....दस्त नोंदणी करणार आहे का ? होय / नाही

मिळकतीचे थोडक्यात वर्णन.....

मुद्रांक विकत घेणा-याचे नाव Narendra Arjan Dhanani

हस्ते असलल्यास त्याचे नाव Self 7508 3234 1445

पत्ता...Powai mumbai

मुळ-या पक्षकाराचे नाव .....

पुर्नांक

मुद्रांक किंमत

कलेक्टर ऑफीस

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला तेंनी त्या कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे

I, Mr. Narendra A. Dhanani, promoter of the proposed project authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title 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 said land is free from all encumbrances.

3. That the promoter undertake to complete the project on or before 31st March, 2027.

4. That seventy per cent of the amounts realised hereinafter by 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.

6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 that proportion to the percentage of completion of the project.

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7. That 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) 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, on any grounds.

FOR JAY SHREE KRISHNA ENTERPRISES

PARTNER

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 23rd day of February, 2024.

FOR JAY SHREE KRISHNA ENTERPRISES

PARTNER

Deponent

NOTARY ★ GOVT. OF INDIA ★
Suresh Chandra U. Pandey
Thane, Maharashtra
Regd. No. 15207
Expiry Date
26/10/23 to 27/10/24

NOTARIZED

SURESH CHANDRA U. PANDEY
ADVOCATE & NOTARY
GOVT. OF INDIA
Regd. No. 15207
Thane - Maharashtra

26 FEB 2024