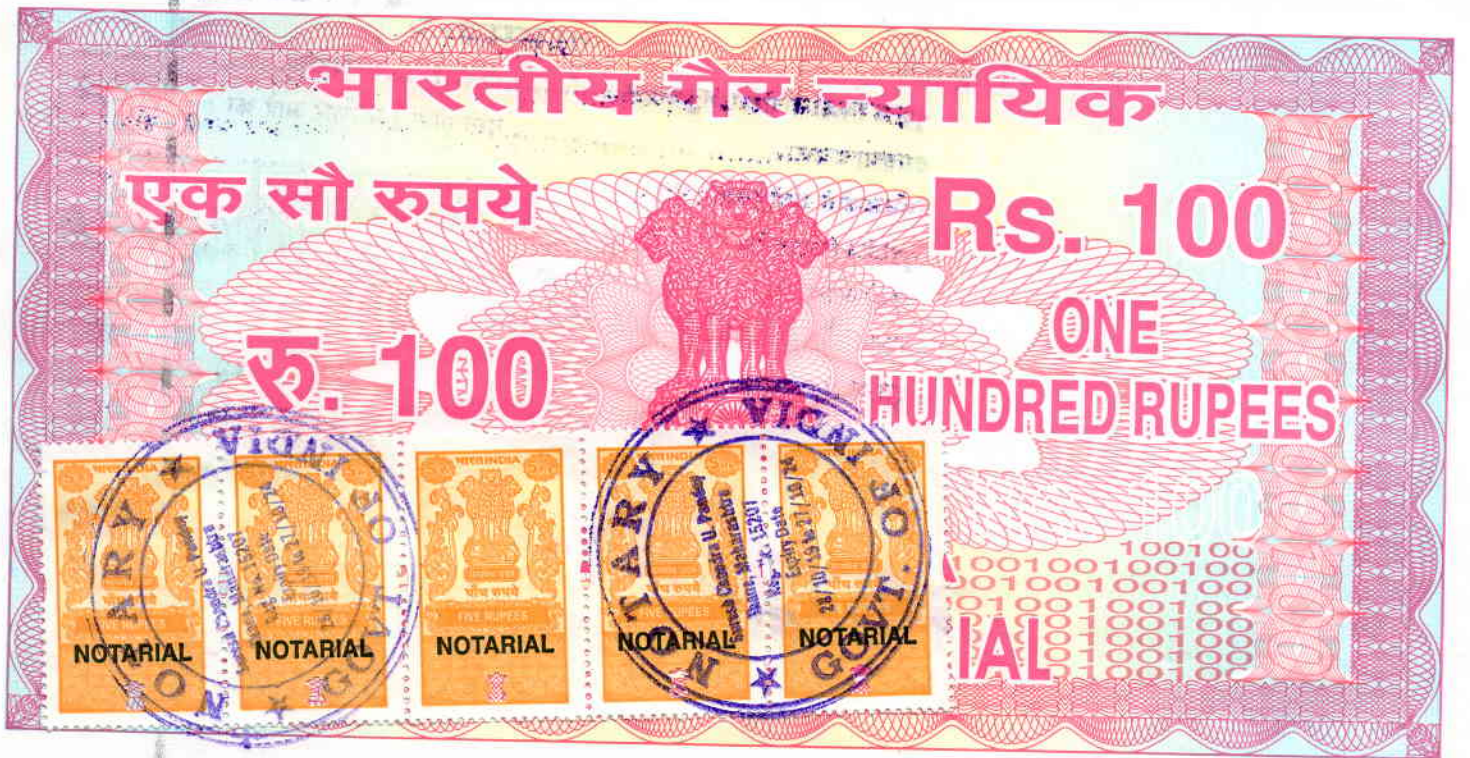


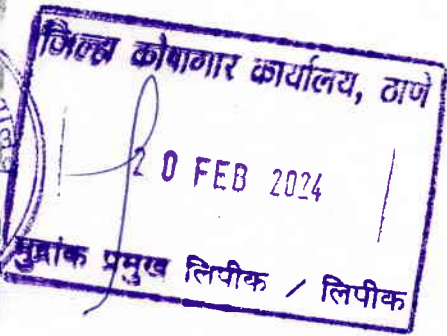


महाराष्ट्र MAHARASHTRA

2023

84AA 744222

21 FEB 2024



Form 'B'
[See rule 3(6)]

Affidavit cum Declaration

We, 1.Mr. Roshan Suresh Patil, 2. Mr.Rohan Suresh Patil, 3. Mrs. Manjula Suresh Patil, 4. Mrs. Malthi Naresh Patil, 5. Mr. Ashish Naresh Patil & 6. Miss. Priyanka Naresh Patil, Land owner 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.

[Signature]

[Signature]

[Signature]

माळती नरेश पाटील ...2...

[Signature]

[Signature]

21 FEB 2024

21 FEB 2024

जाडपत्र-२

मुद्रांक विक्री नोंदवही अनुक्रमांक 26028 दिनांक 21 FEB 2024

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

मिळकतीचे धोंडवयात धर्णन.....

मुद्रांक विक्रीत घेणा-याचे नाव Roshan Patil

हस्त असल्यास कोणी नाव Self

पत्ता Kalwa Thane ALH PP 9227A

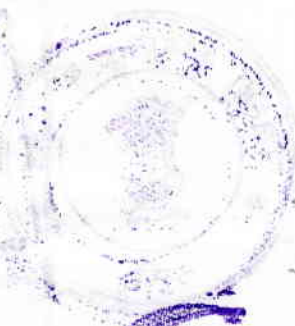
दुस-या पक्षाकडचे नाव.....

मुद्रांक विक्री.....

मुद्रांक विक्री.....

कलेक्टर ऑफीस.....

ह्या कारणासाठी जवळी मुद्रांक विक्री करीत असून त्याच्या कारणासाठी मुद्रांक खर्चा देण्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



...2...

We, **1.Mr. Roshan Suresh Patil, 2. Mr. Rohan Suresh Patil, 3. Mrs. Manjula Suresh Patil, 4. Mrs. Malthi Naresh Patil, 5. Mr. Ashish Naresh Patil & 6. Miss. Priyanka Naresh Patil,** Land owner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Land owner 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 Land 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 the promoter's seventy per cent of the amounts realised by them 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 project, cost of construction of project to be borne by promoter shall be withdrawn in accordance with Rule 5.

6. That the Land owner & Promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant in practice, 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.

...3...

...3...

7. That the Land owner & Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Land owner & 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 Land owner & Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

1. Roshan Suresh Patil 2. Rohan Suresh Patil 3. Manjula Suresh Patil

Deponent(Land owner) Deponent(Land owner) Deponent(Land owner)

4. Malthi Naresh Patil 5. Ashish Naresh Patil 6. Priyanka Naresh Patil

Deponent(Land owner) Deponent(Land owner) Deponent(Land owner)



....4....

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 Thane on this 23rd day of February, 2024.



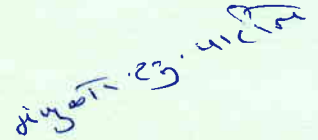
1.Roshan Suresh Patil

Deponent(Land owner)



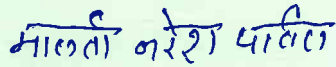
2.Rohan Suresh Patil

Deponent(Land owner)



3.Manjula Suresh Patil

Deponent(Land owner)



4.Malthi Naresh Patil

Deponent(Land owner)



5.Ashish Naresh Patil

Deponent(Land owner)



6.Priyanka Naresh Patil

Deponent(Land owner)



NOTARIZED

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

26 FEB 2024