भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

ARUN G. DESHMUKH NOTARY GOVT. OF INDIA Regn. No. 11252 Mumbai MAHARASHTRA

सत्यमेव जयते

भारत INDIA

03 JAN 2024

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 67AA 095958

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03 JAN 2024

उपकोषागार कार्यालय कल्याण-डोंबिवली

22 DEC 2023

NOTARY ARUN G. DESHMUKH MUMBAI MAHARASHTRA Regd. No. 11252 Exp. Dt. 00/05/2025 GOVT. OF INDIA

सिनिक
उप कोषागार अधिकारी, उल्हासनगर, जि. ठाणे

FORM-'B'
[Seerule3(6)]

22 DEC 2023

AffidavitcumDeclaration

I, **Mr. KalpeshDhirajlalShah,** Age 48 years. Occupation **Business**, having residence at Sai Shradha Complex, Flat No.301, Above Bank of India, HalyachaPada, Ambernath - 421501,Maharashtraduly authorized Partner of**M/s.Shreeji Builders and Developers**,a partnership firm incorporated under the Indian Partnership Act, 1932 (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under

जोड पत्र

दस्ताचा प्रकार/अनुच्छेद क्रमांक :- .....

दस्ताचा नोंदणी करणार आहेत का :- Dec-4

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव :- .....

मिळकतीचे वर्णन :- .....

मोबदला रक्कम :- Shreeji Builders & Developers Badlapur

घेणाऱ्याचे नांव :- .....

देणाऱ्याचे नांव :- K. V. Sharanbasappa

हस्ते असल्यास त्यांचे नांवपत्ता :- .....

मुद्रांक शुल्क रक्कम :- 100

मुद्रांक शुल्क रक्कम :- 17880

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक :- .....

मुद्रांक विकत घेणाऱ्याची सही :- .....

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे आवश्यक आहे.

:- मुद्रांक विक्रेत्याची सही

:- नांव : सुनिता के. आत्मारामाणी

:- परवाना क्र. १२१२०११

:- पत्ता : कात्रप बदलापुर (पूर्व)

3 JAN 2024

3 JAN 2024

NOTARY ARUN G. DESHMUKH MUMBAI MAHARASHTRA Regd. No. 11252 Exp. Dt. 08/05/2025 NOTARIAL GOVT. OF INDIA

NOTARY ARUN G. DESHMUKH MUMBAI MAHARASHTRA Regd. No. 11252 Exp. Dt. 08/05/2025 NOTARIAL GOVT. OF INDIA

1. That, **M/s.Shreeji Builders and Developers**has a legal title to the land on which the development of the project **"KRISHNA NAYAN COMPLEX PHASE I"**isproposed and alegallyvalidauthenticationoftitleofsuchlandalongwithanauthenticatedcopyoftheagreementbetweensuchownerand promoter for development oftherealestateprojectisenclosed herewith.

2. That,theProjectlandisfreefromallencumbrances.

3. Thatthepromoter shall complete the project on or before31-12-2027.

4. That, seventy per cent of the amounts realized by Promoter for the real estate projectfrom theallottees,fromtimetotime,shall bedepositedinaseparateaccount tobemaintainedinascheduled bank to cover the cost of construction and the land cost andshallbeusedonlyforthatpurpose.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn inproportionto the percentage ofcompletion oftheproject.

6. That,theamountsfromtheseparateaccountshallbewithdrawnafteritiscertifiedbyan engineer,anarchitectandacharteredaccountantinpracticethatthewithdrawalisinproportionto the percentage ofcompletion oftheproject.

7. That,the promotershallgettheaccountsauditedwithinsixmonthsaftertheendofeveryfinancial year by a chartered accountant in practice and shall produce a statement of accountsdulycertified and signed by such chartered accountant and it shall be verified during the audit that theamounts collected for a particular project have been utilized for the project and the withdrawal hasbeenincompliance withtheproportiontothepercentageof completion ofthe project.

8. That, the promotershalltakeallthependingapprovals ontime fromthe competentauthorities.

9. That,thepromoterhave/hasfurnishedsuchotherdocumentsashavebeenprescribedby therulesandregulationsmadeundertheAct.

10. That,I/promotershallnotdiscriminateagainstanyallotteeatthetimeofallotmentofanyapartment,plotor building, asthecasemaybe, on anygrounds.

BEFORE ME

Deponent

NOTARY ARUN G. DESHMUKH MUMBAI MAHARASHTRA Regd. No. 11252 Exp. Dt. 08/05/2025 GOVT. OF INDIA

ARUN G. DESHMUKH
REGD No. 11252 B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Add:- Shop No. 5, Saishraddha Apartment, No. 32, Hissa 7, Kalwa, Parsik Nagar (E), Thane.

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Verification

ThecontentsofmyaboveAffidavitcumDeclarationaretrueandcorrect to the bestof my knowledge and I have not concealedanymaterialfacts.

Verifiedonthis.....dayof.....

Deponent

NOTARY
ARUN G. DESHMUKH
MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. Dt. 08/05/2025
GOVT. OF INDIA