



महाराष्ट्र MAHARASHTRA

2023

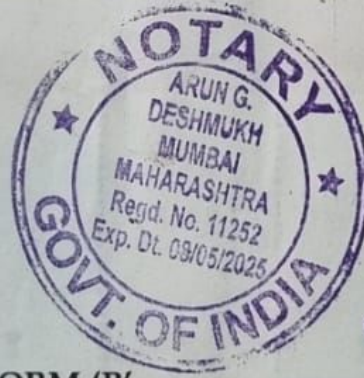
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3 JAN 2024

NOTARIAL REGISTER ENTRY	
Sr. No. 1710	Page No. 88
Date: 5/3/2024	



22 DEC 2023



लिपिक

उप क्रान्तार कार्यालय, उल्हासनगर, जि. ठाणे

FORM-'B'

[Seerule3(6)]

22 DEC 2023

AffidavitcumDeclaration

I, Shri. Vijay PralhadWaghmare(Secretary of KRISHNA NAYAN COMPLEX PHASE I), Age about 44 years having residenceFlat No. 103, E Wing, Shree Krishna Nayan Complex, Near Riksha Stand, Aptewadi, Kulgaon, Badlapur (East) - 421503being Promoter (Landowner) forSurvey No.37, Hissa No 4A, Survey No.37, Hissa No 5/A/6, Plot No.5, Village - Shirgaon, Taluka - Ambernath, Badlapur - 421503, Dist. Thane, Maharashtra of the proposed project "KRISHNA NAYAN COMPLEX PHASE IofM/s.Shreeji Builders and Developers a partnership firm incorporated under the Indian Partnership Act 1932 (hereinafter referred to as "Promoter" (Developer) do hereby solemnly declare, undertake and state as under:

जोड पत्र

दस्तावा प्रकार/अनुच्छेद क्रमांक

दस्तावा नोंदणी करणार आहेत का

नोंदणी होणार असल्यास दुय्यम

निबंधक कार्यालयाचे नांव

मिळकतीचे वर्णन

मोबदला रक्कम

घेणाऱ्याचे नांव

देणाऱ्याचे नांव

हस्ते असल्यास त्यांचे नांवपत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक

मुद्रांक विकत घेणाऱ्याची सही

न्या कारणासाठी ज्यांनी मुद्रांक खरेदी

केला त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासुन ६ महिन्यात वापरणे

आवश्यक आहे.

:- मुद्रांक विक्रीत्याची सही

:- नांव : सुनिता के. आत्मारामाणी

:- परवाना क्र. १२१२०११

:- पत्ता : कात्रप बदलापुर (पूर्व)

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3 JAN 2024

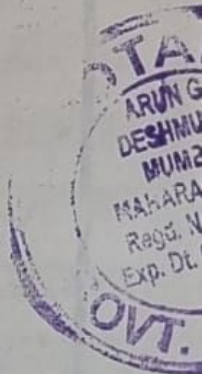
Shreeji Builders Development
Dadlapur

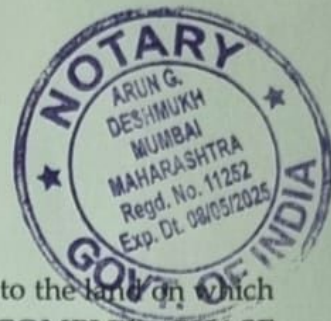
Kaushey V. Sharanbhai SPPs.

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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**" is proposed 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 Project land is free from all encumbrances.

3. That the promoter shall complete the project on or before 31-12-2027.

4. That, seventy per cent of the amounts realized 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 proportion to the percentage of completion of the project.

6. That, the amounts from these separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

That, the

promoters 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 the proportion to the percentage of completion of the project.

8. That, the promoters shall take all the pending approvals on time from the competent authorities.

9. That, the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I/ promoters shall not discriminate against any allottee at the time of allotment of a ny apartment, plot or building, as the case may be, on any grounds.

BEFORE ME

ARUN G. DESHMUKH
REGD No. 11252 B.Com., LL.B.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Addr:- Shop No. 5, Gairi Redha Apartment,
No. 22, Block 7, Chhatrapati Shivaji Maharaj (E) Thane

Deponent

NOTARIAL REGISTER ENTRY
Sr. No. 1710 Page No. 88
Date: 5/3/2024

Verification

The contents of my above Affidavit cum Declaration are true and correct
my knowledge and I have not concealed any material facts.

to the best of

Verified on this..... day of.....

Deponent

