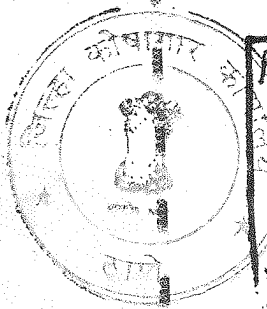




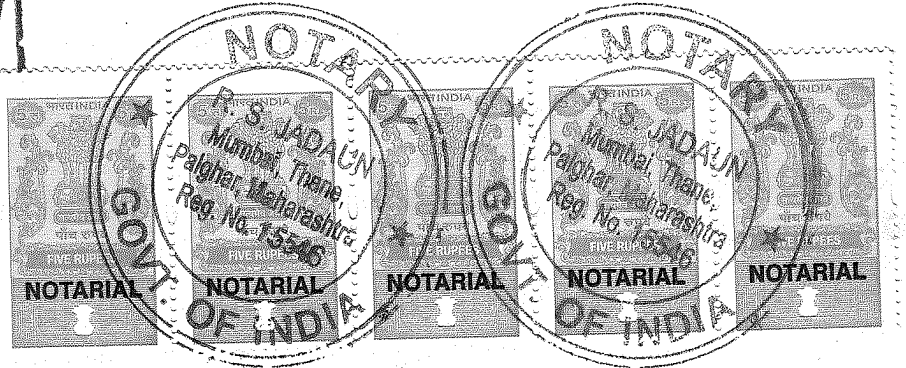
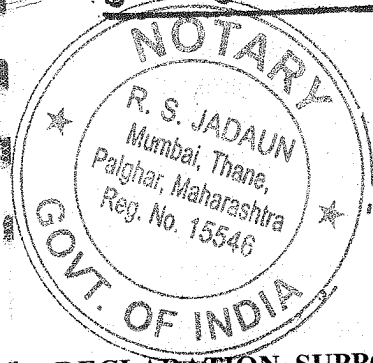
महाराष्ट्र MAHARASHTRA

2023

97AA 029664



जिल्हा कोषागार कार्यालय, ठाणे
17.1 MAR 2024
मुद्रांक प्रमुख लिपीक / लिपीक



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 1) Mr. PRAKASH HAMIRMAL JAIN 2) Mr.
HARISH PRAKASH JAIN 3) Mr. SANGAM DINESHBHAI PATEL, all
aforesaid being partners in PRAMANIK HOMES LLP, i.e. the Promoter of the

Harish Jain

Prakash

Sangam

174472

28 MAR 2024

जाहपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक दिनांक

दस्तावा प्रकार वस्तू भौतानी कारणात आहे का? होय/नाही

मिळकतीचे थोडक्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव Hamish Jay

हस्ते असल्यास त्याचे नाव Sanjay Rathod

पत्ता सही 28 MAR 2024

दुसऱ्या पक्षकाराचे नाव मुद्रांक शुल्क रक्कम

मुद्रांक विक्रेत्याची सही (श्री. वामन भोईर)

मुद्रांक विक्रीचे ठिकाण/पत्ता-श्री समर्थ कृपा, ८/२९,

भाईदर शॉपिंग सेंटर, भाईदर (प.) ४०९ १०९, मुद्रांक पत्रक्रि. १२०१०४९

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



Mumbai, near railway, Station Road,
Thane (W), Dist. Thane-401 101

proposed Project named WALCHAND AVENUE situated on plot bearing Old Survey No. 272; New Survey No. 84 Hissa No. 3(Part) & 4; Village Navghar, Tal. And Dist. Thane- 401107, admeasuring 4,222 sq. mtrs. and total approved built up area admeasuring 15,369.38 sq. mtrs :

We, do hereby solemnly declare, undertake and state asunder:

1. That promoter has a legal title Report to the land on which the development of the project is proposed
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31st December 2028;**
4. That seventy per cent of the amounts realised 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 shall be withdrawn in accordance with Rule 5.
6. That 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 the 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) of 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.

Deponents

Havish Jain

P. H. Jain

Sanyam



1) Mr. PRAKASH HAMIRMAL JAIN
DIN - 08576941

) Prakash

2) Mr. HARISH PRAKASH JAIN
DIN - 10364207

) Harish Jain

3) Mr. SANGAM DINESHBHAI PATEL
DIN - 10364208

) Sangam

VERIFICATION

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

Verified by me at _____ on this _____ day of _____.

1) Mr. PRAKASH HAMIRMAL JAIN
DIN - 08576941

) Prakash

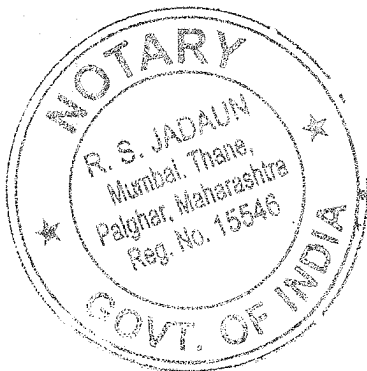
2) Mr. HARISH PRAKASH JAIN
DIN - 10364207

) Harish Jain

3) Mr. SANGAM DINESHBHAI PATEL
DIN - 10364208

) Sangam

Deponent



ATTESTED BY ME

[Signature]
28/03/2024

R. S. JADAUN
Advocate & Notary Govt. of India
Office :- Shop No. 1, Balchand Shopping-
Centre, Near MBMC, Station Road,
Thane (W), Dist. Thane-401 101