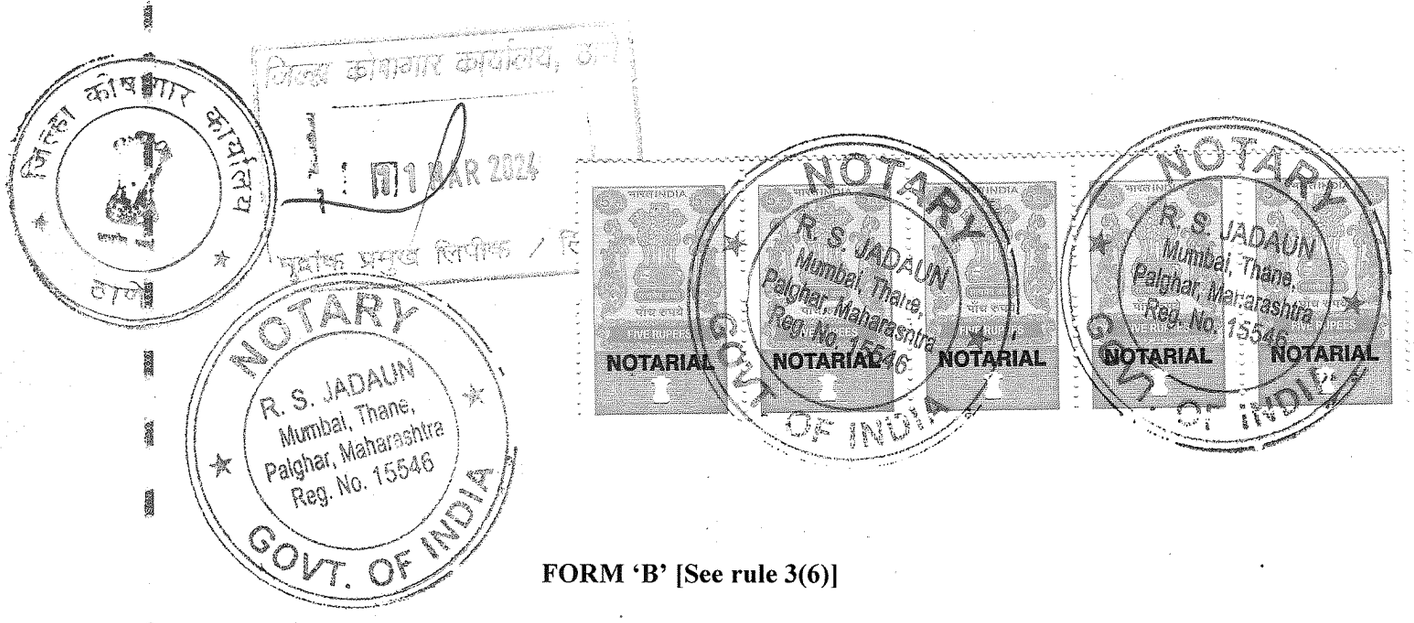


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 97AA 029665



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. NILESH P. JAIN (H.U.F.) Through its karta MR. NILESH P. JAIN; 2. MR. HARISH P. JAIN (H.U.F.), Through its karta MR. HARISH P. JAIN; 3. MISS KAVITA P. JAIN alias MRS. KAVITA**

Harish Jain

174473

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक .....दिनांक 28 MAR 2024

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

मिळकतीचे थोडक्यात वर्णन.....

मुद्रांक विकत घेणाऱ्याचे नाव-.....Manish Jain.....

हस्ते असल्यास त्याचे नाव.....Sanjay Rathod.....

पत्ता-.....Bhayandar.....नाही.....

दुसऱ्या पक्षकाराचे नाव.....मुद्रांक शुल्क रुपये.....

मुद्रांक विक्रेत्याची सही (श्री. वामन भोईर).....दिनांक 28 MAR 2024

मुद्रांक विक्रीचे ठिकाण/पत्ता-श्री समर्थ कृपा, ८/२१, भाईंदर शॉपिंग सेंटर, भाईंदर (प.) ४०१ १०१, मुद्रांक परवाना क्र. १२०१०४५

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा करणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

NOTARY

5. Mr. DINESH N PATEL (HUF) through its Karta Mr. Dinesh N. Patel

HITESH SINGHAVI; 4. MRS. PUSHPA P. JAIN;, i.e. the Co-Promoter of the 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 as under:

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.

Patel

Hitesh Jain

Patel

K.H.Singhavi

1. Mr. Nilesh P. Jain (HUF)
Through its karta/manager
Mr. Nilesh P. Jain

2. Mr. Harish P. Jain (HUF)
Through its karta/manager
Mr. Harish P. Jain

3. Miss Kavita P. Jain
Alias Mrs. Kavita Hitesh Singhavi

4. Mrs. Pushpa P. Jain

5. Mr. Dinesh N. Patel (HUF)
Through its karta/manager
Mr. Dinesh N. Patel

NOTARY
R. S. JADAUN
Mumbai, Thane,
Palghar, Maharashtra
Reg. No. 15540
GOVT. OF INDIA

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. Nilesh P. Jain (HUF)
Through its karta/manager
Mr. Nilesh P. Jain

2. Mr. Harish P. Jain (HUF)
Through its karta/manager
Mr. Harish P. Jain

3. Miss Kavita P. Jain
Alias Mrs. Kavita Hitesh Singhavi

4. Mrs. Pushpa P. Jain

5. Mr. Dinesh N. Patel (HUF)
Through its karta/manager
Mr. Dinesh N. Patel

Deponents

ATTESTED BY ME
28/03/2024
R. S. JADAUN
Advocate & Notary Govt. of India
Office :- Shop No. 1, Balchand Shopping-
Centre, Near MBMC, Station Road,
Bhayander (W), Dist. Thane-401 101.