NOTARY
Sanjeev C. Mishra
Thane Dist.
Reg.No. 6778
Exp. 22/09/2028
GOVT. OF INDIA

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RU

पाँच सौ रुपये Rs

सत्यमेव जयते

INDIA NON JUDICIAL

NOTARY
SANJEEV C. MISHRA
THANE DIST.
MAHARASHTRA
Regd. No. 6778
GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ BW 522251

Treasury Allotment Date and No. 20.11.2023 (BW 522251)	Serial No. 49742/23 Date : 22/11/2023
Nature of Document/Article No.	
Whether it is to be Registered -	If Registrable Name of S.R.O.-
Property Description in brief	As per the Document
Stamp Purchaser's Name	Shiv Shakti Developers
If through other person then Name & Address	Umesh D. Hindurao Kanyera
Name of the Other Party	
Stamp Duty Amount	Rs.500/-
Stamp Purchaser's Signature and Date	Shri Jay R. Birwadkar, Stamp Vendor, Ls. No. 1206030 Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (Ph) 0251-2350034

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्या पासुन सहा महीन्यात वापरणे बंधनकारक आहे

सह दुय्यम निबंधक अधिकारी कल्याण

10रु. 10रु. कोर्ट फी Rs.5 COURT FEE INDIA FIVE RUPEES

NOTARY Sanjeev C. Mishra Reg.No. Thane Dist. Exp. GOVT. OF INDIA

FORM 'B'

20 NOV 2023

Affidavit cum Declaration

30 APR 2024

Affidavit cum Declaration of Mr Umesh Dwarkadas Tanna Partner of Shiv Shakti Developers, promoter of the proposed project "Krishna Arcade" duly authorization dated

I, Umesh Dwarkadas Tanna promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For Shivshakti Developers

Partner

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

1. That I have legal title Report to the land on which the development of the project is proposed

~~OR~~

~~_____have/has a legal title Report 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 owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land having at Survey No 31, Hissa No 5 together admeasuring 1301.63 Sq. Mtrs , Village Tisgaon Taluka Kalyan Dist Thane 421306, is free from all encumbrances.

OR

~~That details of encumbrances_____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the project shall be completed by me up to 31.03.2029

4. (a) For new projects :
That seventy per cent of the amounts realized by me/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.

~~(b) For ongoing project on the date of commencement of the Act~~
~~(i) That seventy per cent of the amounts to be realised hereinafter by me/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.~~

~~OR~~

~~(ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

5. That the amounts from the separate account shall be withdrawn in accordance with

For Shivshakti Developers

Partner

Rule 5

6. That I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

M/s. Shiv Shakti Developers

For Shivshakti Developers

Partner

Partner

K. A. Tanna

Explained & Identified By Me

Karan Omesh Tanna

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 _____

BEFORE ME

30-4-24

Sanjeev Kr. C. Mishra
NOTARY
Government Of India
Thane-Dist

M/s. Shiv Shakti Developers

For Shivshakti Developers

Partner

Partner

30 APR 2024