



महाराष्ट्र MAHARASHTRA

2024

09AB 079251



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.निक. ८००००९०
- 2 MAY 2024
सक्षम अधिकारी

श्रीमती लता सांगळे

FORM B
[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 JAMES MORAIS land owner / promoter of the proposed
project by power of attorney holder [registered power of attorney dated 04-09-2006
registered before sub registrar of assurances, Kalyan 2 at Sr. No. 222/06] ;



James Morais

1. Jagatvir Singh Shishodia, registered power of attorney holder of JAMES MORAIS, land owner / promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Marie J. Morais, James Morais and Natvarlal Gajjar, owners have a legal title report to the land on which the development of the project is proposed by promoter Mr. Jagatvir Singh Shishodia [Project Name : Shishodia Arcade C wing] is to be carried out.

And

A legally valid authentication of title of such land along with an authenticated copy of the agreement between 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 project shall be completed by me/promoter in the stipulated time as mentioned in the registration of project is 31-12-2026.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I/ 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 utilized 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.

[Signature]

9. That the promoter have 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.

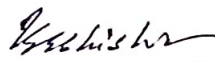

.....
James Morais
Land owner Though Power of Attorney Holder
Mr. Jagatvir Singh Shishodia



Verification

The contents of our above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

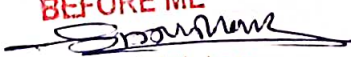
Verified by us at Kalyan on this Day of May, 2024.


.....
James Morais
Land owner Though Power of Attorney Holder
Mr. Jagatvir Singh Shishodia

08 MAY 2024

Notary Before Me.



BEFORE ME

Signature Of Notary
Surakha Prakash Nikam
Advocate & Notary

SL. No. 1198/2024
Dated 08 MAY 2024



भारत सरकार
Government of India

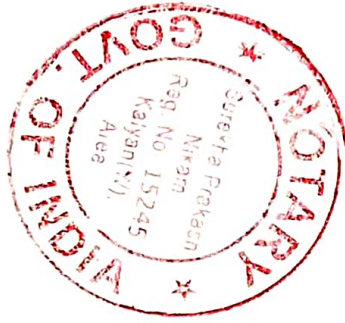


जगतवीरसिंह शिशोदिया
Jagatvirsingh Shishodia
जन्म वर्ष / Year of Birth : 1939
पुरुष / Male



2071 2567 5669

आधार - सामान्य माणसाचा अधिकार



एन.ए.ए.आर. प्रमाणिकरण
Unique Identification Authority of India

पत्ता एफ-९६ रेलवे बंगलो, मुरबाड
रोड, मिर्जोविवे जवळ, कल्याण वेस्ट,
कल्याण, ठाणे, कल्याण डी.सी.,
महाराष्ट्र, ४२१३०१

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