भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY ADV. ROHAN T. GAIKWAD Kalyan Dist. Thane Maharashtra Reg. No. 15183 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA

◐ 2023 ◐

82AA 809842

उप कोषागार अधिकारी कल्याण

13 MAY 2024

NOTARY ADV. ROHAN T. GAIKWAD Kalyan Dist. Thane Maharashtra Reg. No. 15183 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. [illegible] JAYESH GALA** duly authorized by **SIDDH ENTERPRISES,** The Promoter of the proposed project **"Royal Meadows"** vide its/his/their authorization dated 22-03-2024.

I, **MR. JAYESH DUNGARSHI GALA** duly authorized by **SIDDH ENTERPRISES** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY ADV. ROHAN T. GAIKWAD Kalyan Dist. Thane Maharashtra Reg. No. 15183 GOVT. OF INDIA

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जोड... - १/Annexure - I

दस्त : ...ज्ञापनासाठी (अनुच्छेद.....)

दस्तऐवज देणाऱ्याचे नाव किंवा नावे :

दस्तऐवज करून देणाऱ्याची सही :

मुद्रांक विक्रेता यांचे नाव :

मुद्रांक विक्रीची वसुली :

मुद्रांक शुल्क रक्कम :

मुद्रांक विक्री वहीतील नोंद पहा अनुक्रमांक 397 दिनांक 21/5/2024

मुद्रांक विक्रेता यांची सही

महेंद्र वसंत केदारे :

मुद्रांक विक्रेता परवाना क्रमांक २२०६२०१६

परवाना रद्द झाल्याचा दिनांक

...

MOTARY
MOHAN T. GAIKWAD

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1. That promoter has a legal title Report to the land **C. T. S. No. 1721/B, Kalyan, District – Thane 421301** on which the development of the project is proposed

OR

Mr. Shrinath Shankarlal Khandelwal and Mr. Chandrashekhar Krishnarao Chumble 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 is free from all encumbrances.

OR

That details of encumbrances as per EC 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 time period within which the project shall be completed by me/promoter from the date of registration of project is **31/05/2026.**

4. (A) For New Projects: That seventy per cent of the amounts realised 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 realized hereinafter by me/promoter for 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.

NOTARY ★ ROHAN T. GAIKWAD Kalyan Dist. Thane Maharashtra Reg. No. 13183 ★ GOVT. OF INDIA

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OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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 the project.

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

6. That I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

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

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

MR. JAYESH DUNGARSHI GALA

Deponent



SIGNED BEFORE ME

ROHAN T. GAIKWAD
B.A., LL.S., LL.B.
NOTARY
ADVOCATE
GOVT. OF INDIA
Reg. No. 15183

Noted & Regd. at Sr. No. 54520 of 2024

22 MAY 2024

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