1. That promoter has a legal title Report to the land **C. T. S. No. 1721/B,**

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

₹ 100

भारत INDIA

INDIA NON JUDICIAL

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

महाराष्ट्र MAHARASHTRA © 2023 © 82AA 809843

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी
कल्याण

13 MAY 2024

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 **Mr. Shrinath Shankarlal Khandelwal and Mr. Chandrashekhar Krishnarao Chumble**, the Land owner/Promoter of the proposed project **"Royal Meadows"**.

We, **Mr. Shrinath Shankarlal Khandelwal and Mr. Chandrashekhar Krishnarao Chumble**, the Land owner/Promoter of the proposed project **"Royal Meadows"** do hereby solemnly declare, undertake and state as

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जोडपत्र-9/Annexure - I

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद.....)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे :

प्रतिज्ञापत्रासाठीचे कारण :

मुद्रांक विक्रत घेणा-याचे नाव :

व राहिवाशी पत्ता :

मुद्रांक मुल्य रक्कम :

मुद्रांक विक्री वाहतची नोंद वही अनुक्रमांक 397 दिनांक 21/5/2024

मुद्रांक विक्रत घेणा-याची सही

महेंद्र जी. केदारे

मुद्रांक वेंडर नं २०६०२६

वेंडरचा परवाना रद्द/निलंबित

NOTARY ROHAN T. G...

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

OR

SIDDH ENTERPRISES Have 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 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 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 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.

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-

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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 Gala
(Power of Attorney Holder)

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 Thane on 21st day of May, 2024.

Mr. Jayesh Gala
(Power of Attorney Holder)



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

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

SIGNED BEFORE ME
ROHAN T. GAIKWAD
B.A.S., LL.B.
ADVOCATE & NOTARY
Government of India
Kalyan, Dist. Thane
Reg. No. 15183
Noted & Regd. at Sr.No. 5249 of 2024

22 MAY 2024

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