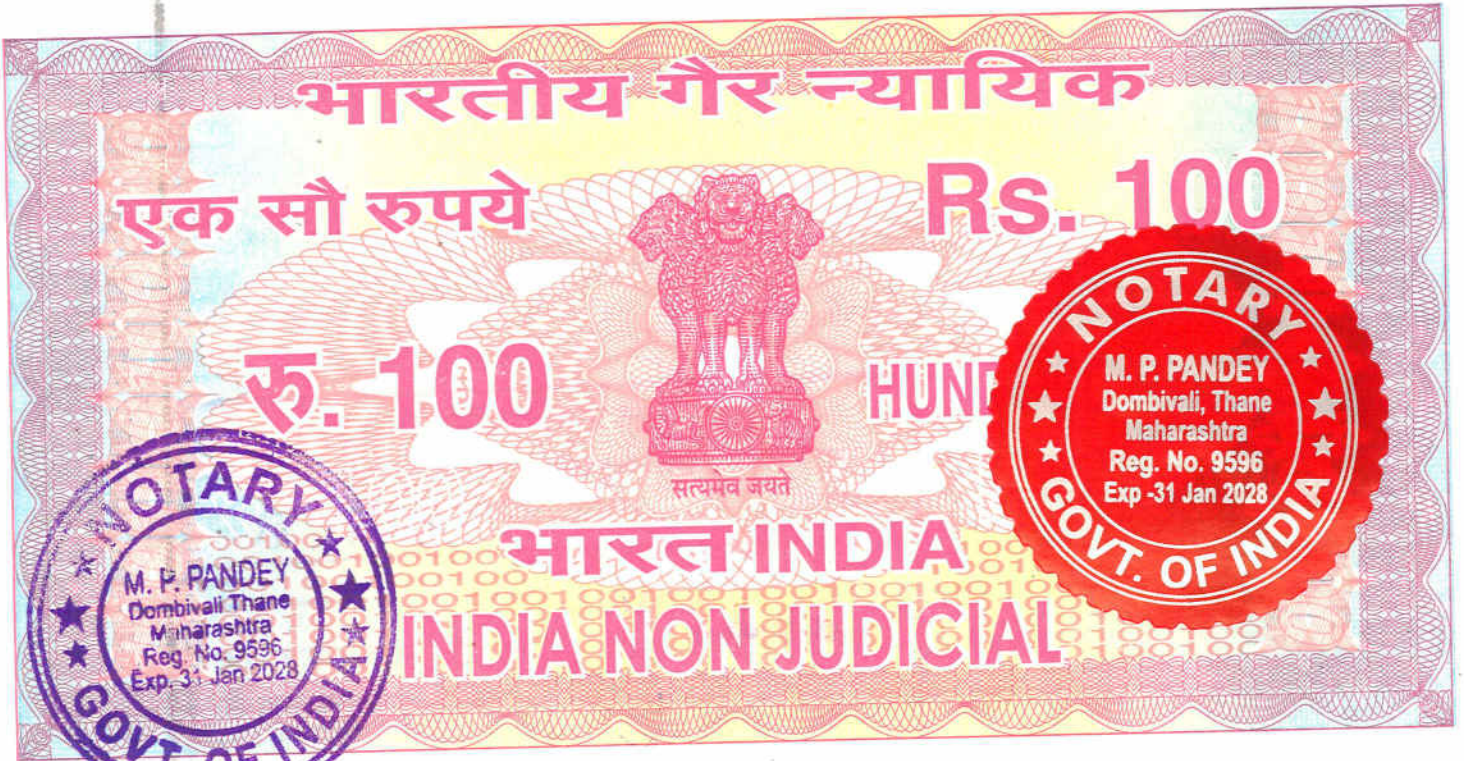




महाराष्ट्र MAHARASHTRA

2023

62AA 792267



उप कोषागार अधिकारी
कल्याण

10 JAN 2024

FORM -'B'
[See rule 3(4)]

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. Anand Rohidas Shewale Co-Promoter of M/s. Jay
Ashapura Developers of the proposed project H R Heights / duly authorized by the
co-promoter of the proposed project, vide its/his/their authorization dated
29/04/2024;

A. R. Shewale



I, Mr. Anand Rohidas Shewale Co-Promoter of the proposed project H R Heights / duly authorized by the co-promoter of the proposed project,

do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

H R Heights Project have/has a legal title 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 said land is free from all encumbrances.

OR

That, details of encumbrances — including 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 is Thirty Six (36) months dated 30/04/2027.

4. 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

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

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

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

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 29/04/2024

BEFORE ME

[Signature]
08-05-2024

M. P. PANDEY

NOTARY
GOVT. OF INDIA

08 MAY 2024



Deponent





भारत सरकार
Government of India

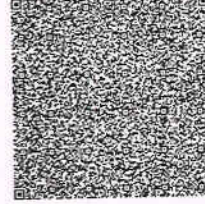
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 2722/21203/96627

To
Anand Rohidas Shewale
S/O: Rohidas Shewale,
15, Janki Niwas rajaji path mhatre nagar Dombiwali East,
VTC: Kalyan,
PO: Tilaknagar,
Sub District: Kalyan, District: Thane,
State: Maharashtra,
PIN Code: 421201,
Mobile: 9920667290

120806440

MG208064400FI



आपका आधार क्रमांक / Your Aadhaar No. :

5411 9866 9070

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date : 08/08/2013



Anand Rohidas Shewale
DOB : 28/05/1976
Male

5411 9866 9070

मेरा आधार, मेरी पहचान

(Signature)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANAND ROHIDAS SHEWALE
ROHIDAS DHONDIBA SHEWALE

28/05/1976
Permanent Account Number

BHNPS9354L

A.R. Shewale
Signature



21092006

A.R. Shewale

