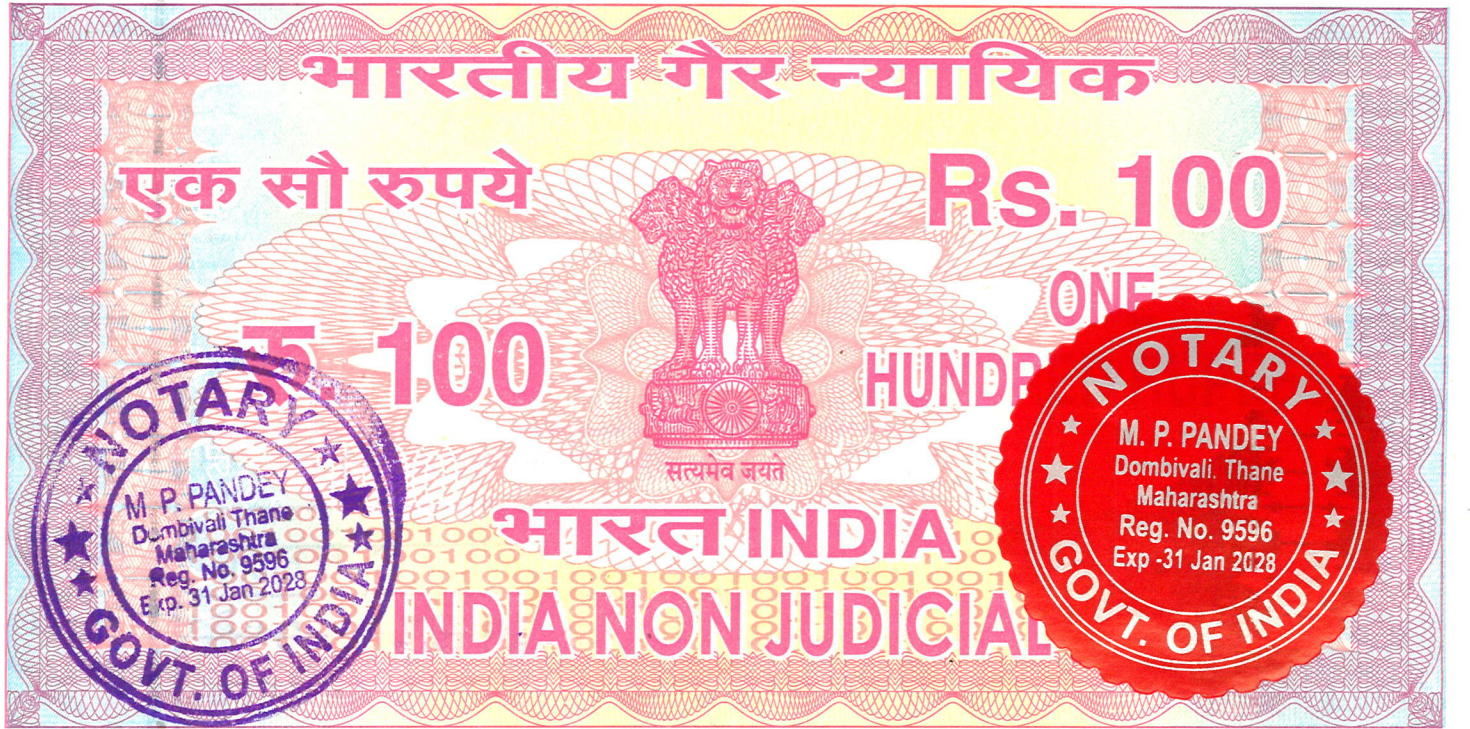




महाराष्ट्र MAHARASHTRA

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उप कोषागार अधिकारी
कल्याण

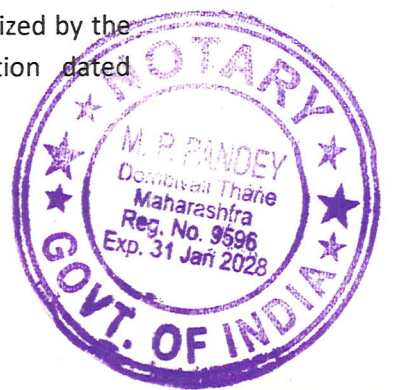
10 JAN 2024

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. Kiran 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;

K. R. Shewale



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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

K. R. Shewale
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

M. P. Pandey
08-05-2024

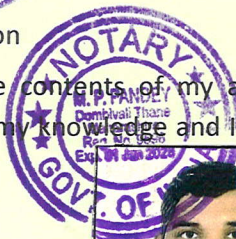
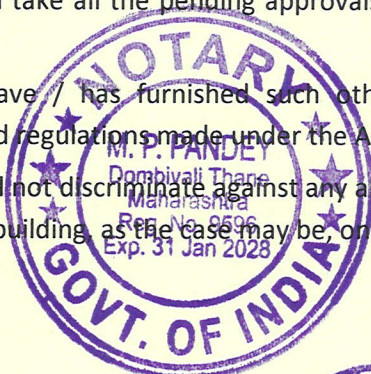
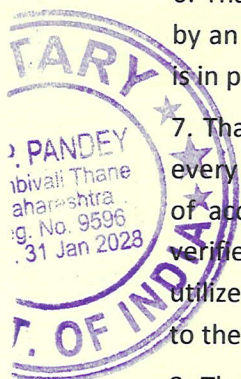
M. P. PANDEY

NOTARY
GOVT. OF INDIA

08 MAY 2024



K. R. Shewale
Deponent



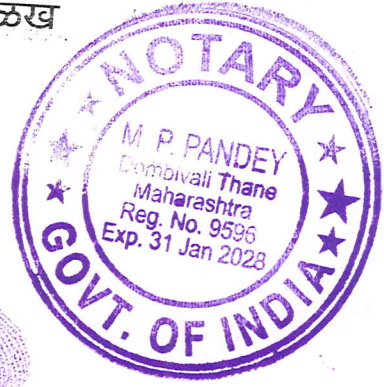


भारत सरकार
GOVERNMENT OF INDIA



किरण रोहीदास शेवाळे
Kiran Rohidas Shewale
जन्म तारीख/DOB: 21/12/1980
पुरुष/ MALE
Mobile No: 9930494115
7881 3829 2319
VID : 9128 2182 7451 3090

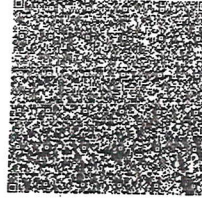
माझे आधार, माझी ओळख
K.R. Shewale



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
10 जानकी निवास, राजाजी पथ, म्हात्रेनगर, डोंबिवली पूर्व,
कल्याण, ठाणे,
महाराष्ट्र - 421201

Address :
10 JANKI NIWAS, RAJAJI PATH,
MHATRENAGAR, DOMBIVALI EAST,
Kalyan, Thane,
Maharashtra - 421201



1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

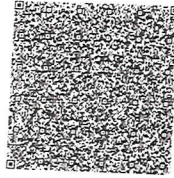
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BGJPS4923C



नाम / Name
KIRAN ROHIDAS SHEWALE

पिता का नाम / Father's Name
ROHIDAS DHONDIBA SHEWALE

जन्म की तारीख
Date of Birth
21/12/1980

हस्ताक्षर / Signature

21012021

