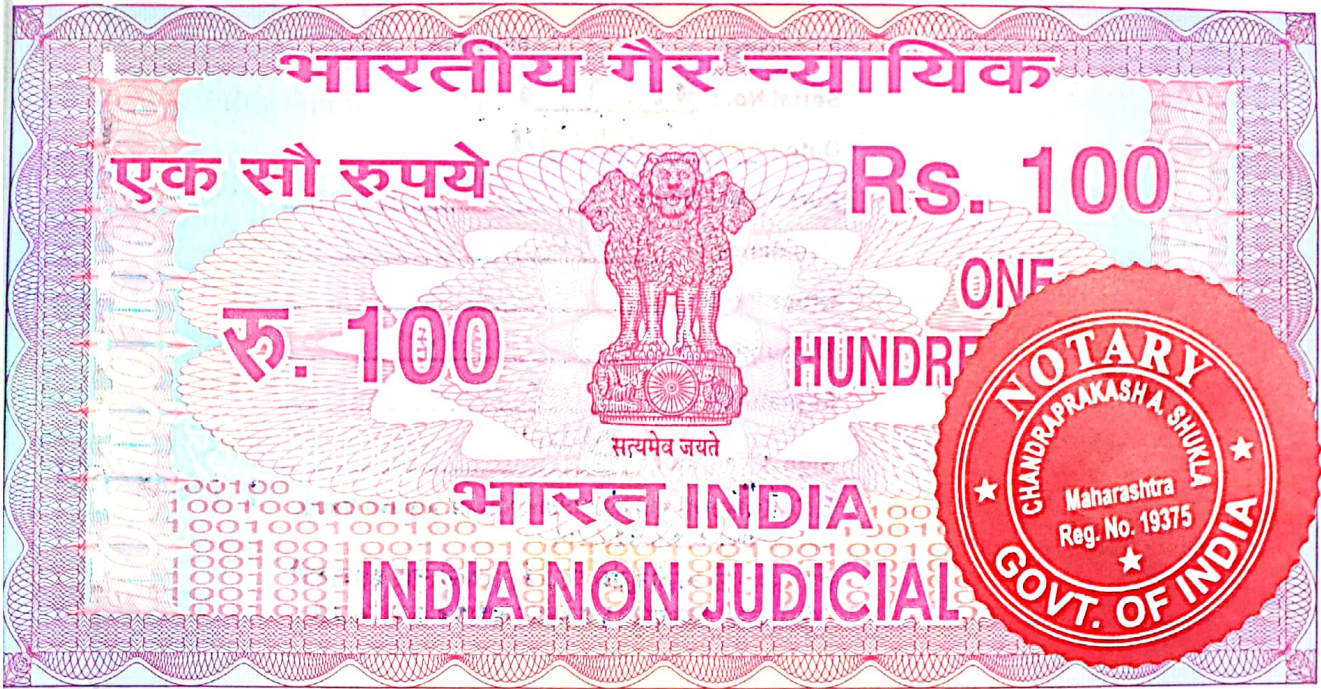
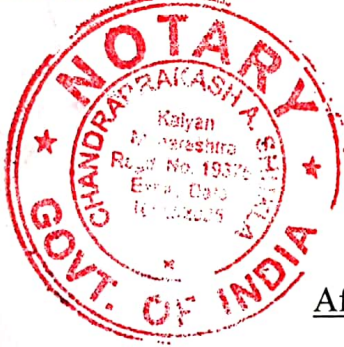




महाराष्ट्र MAHARASHTRA

2023

78AA 841054



FORM 'B'

Affidavit cum Declaration



उप कोषागार अधिकारी

कल्याण

I Mr. Hemant Arun Sangle, aged about 43 years, occupation Business having address at F-004, Kalyan Nagari Rachana Chs. Ltd., Sanglewadi, Near Lokudyam, Kalyan West, Thane - 421301. The partner of M/s Satyashiv Builders and Developers NX a Partnership firm (hereinafter referred to as the said firm) do hereby solemnly declare, undertake and state as under :

1. I Say that the promoter i.e. M/s Satyashiv Builders and Developers NX through his partner Hemant Arun Sangle has a legal title to the land on which the development of the project is proposed bearing Survey No. 240 area admeasuring 3248.01 sq. mtr (hereinafter referred to as the said land). I enclose the authenticated copy of the title certificate of Advocate Anand B. Bagul dated 20-03-2024 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project with form A herewith.



2. I Say that the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31/12/2028.
4. I further state that seventy per cent of the amounts realised 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. I State and declare that the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. I State and declare that the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. I State and declare that 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I State and declare that promoter shall take all the pending approvals on time, from the competent authorities.
9. I State and declare promoter have has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[Handwritten signature]



10. I say and declare that 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 Hemant Arun Sangle the partner of M/s Satyashiv Builders and Developers NX do hereby solemnly declare that the content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

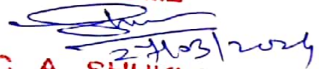
Verified by me at Kalyan on this 27th day of March 2024.


Deponent



27 MAR 2024

BEFORE ME


C. A. SHUKLA

ADVOCATE & NOTARY
GOVT. OF INDIA

WITNESSES AS TO SIGNATURE ONLY
Document(s) not Prepared, reviewed
or advised upto

Notarial Register

Sr. No. 195 01