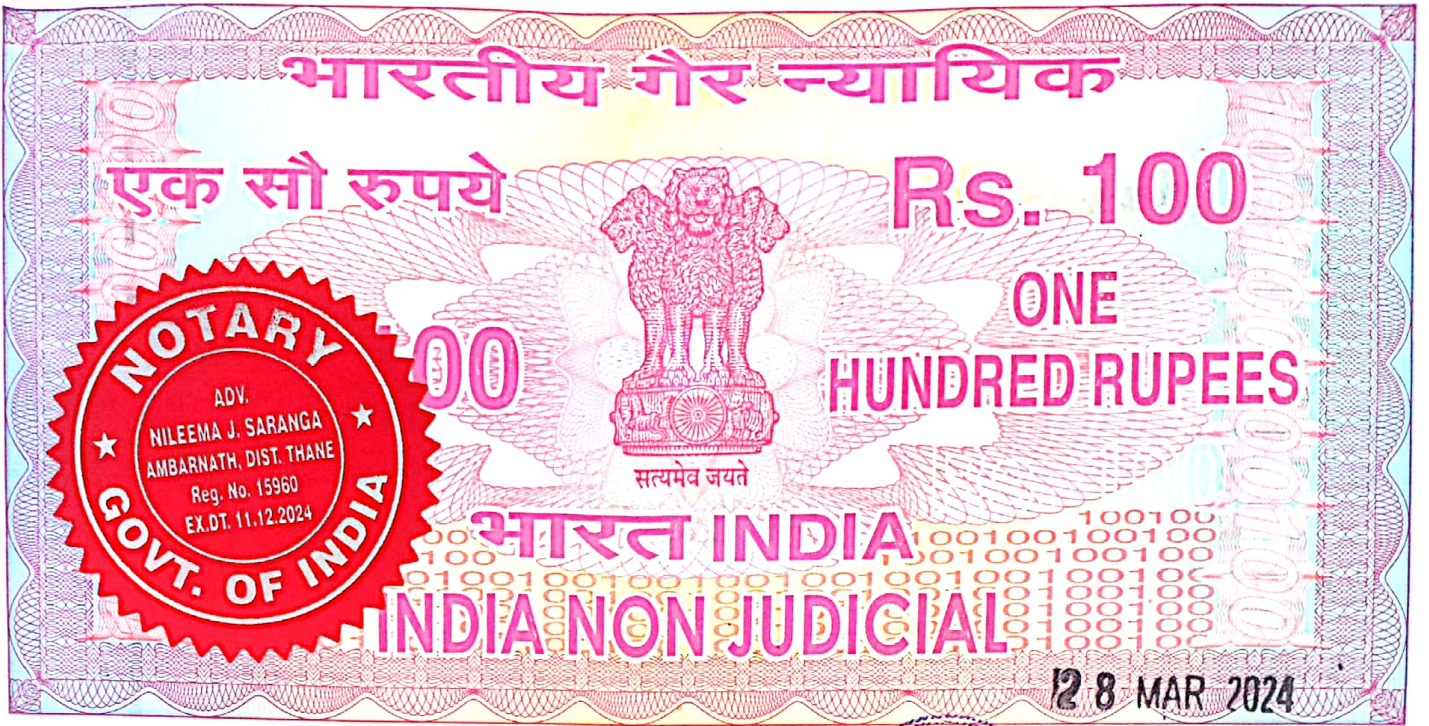


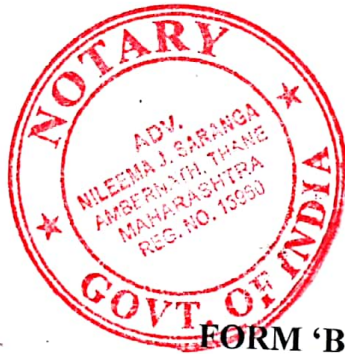


महाराष्ट्र MAHARASHTRA

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93AA 713785



22 MAR 2024

लिपिक

मह. कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

FORM 'B'

Affidavit cum Declaration

I Mr. Rohan Ramesh Shelar, aged about 38 years, occupation Business having address at Ward No.5, Near Vangani Station, Vangani, Dist. Thane - 421503, do hereby solemnly declare, undertake and state as under :

1. I Say that the Owner Rohan Ramesh Shelar 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.

Annexure-1

अन्य प्रतिज्ञापनासाठी (अनुच्छेद-४)
Only for Affidavit (Article-4)

प्रतिज्ञायम कोणाकडे सादर करणार्याचे
For Submitting to

प्रतिज्ञापनासाठीचे कारण
Reason for Affidavit

मुद्रांक विभाग येथील गाव व रहिवासी पत्ता
Stamp Purchaser's name/

Place of residence Rohan Ramesh Shelar

मुद्रांक विक्री पावतीची क्रमांक./दि
Stamp No. 19099 Date:

प्रतिज्ञायम कोणाकडे सादर करणार्याचे
Stamp Purchaser's Sign

अनाकारक मुद्रांक विक्रीसाठी
अनाकारक मुद्रांक विक्रीसाठी

28 MAR 2024

Aff

Vangani

Signature: Ajay Thakre

Mrs. SWARALI S. KADAM
Stamp Vendor, Lic. No. 1212020

Opp M.S.F.B. Office, K.B. Road, Ambarnath(W)

प्रतिज्ञापनासाठी जपनी मुद्रांक खरेदी केला त्याची खास कारणासाठी
मुद्रांक खरेदी ठेवण्यासमय ६ महिन्यात वापराय बंधनकारक आहे

28 MAR 2024



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.

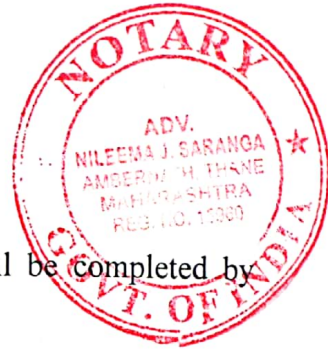
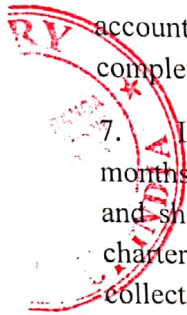
5. I State and declare that the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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.



Bhuba

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.

Bhele

Deponent



Verification

I Rohan Ramesh Shelar 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 Vangani on this 27th day of March 2024.

Bhele

Deponent



EXPLAINED & IDENTIFIED BY ME

BEFORE ME

N. J. Saranga

NILEEMA J. SARANGA

Advocate & Notary

Ward No. 3, Mohan Niwas,

Near Vangani Railway Station, Vangani (E),
Ambernath Thane-421 503, Maharashtra.

Mob: 9650670809

Reg. No. 15960

28 MAR 2024

NOTED & REGD.

Sr. No. A-122 of 2024





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1027/60659/00840

To,
रोहन रमेश शेळार
Rohan Ramesh Shelar
S/O: Ramesh Shelar
opp. VANGANI STATION WARD NO 06
Vangan
Vangan Ambarnath Thane
Maharashtra 421503
9699755666

Ref: 446 / 070 / 501950 / 501972 / P



SH352420845DF



आपला आधार क्रमांक / Your Aadhaar No. :

7427 9880 6828

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रोहन रमेश शेळार
Rohan Ramesh Shelar
जन्म वर्ष / Year of Birth: 1988
पुरुष / Male



7427 9880 6828

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

ROHAN RAMESH SHELAR

RAMESH DASHRATH SHELAR

17/06/1988

Permanent Account Number

CCOPS5118R

Rohit

Signature



भारत सरकार

GOVT. OF INDIA

