भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

INDIA NON JUDICIAL

01 MAR 2024

NOTARY ADV. SATISH B. SAWANT TAL. ULHASNAGAR DIST. THANE MAHARASHTRA REG. No.16500 EXP.DT.10-02-2025 GOVT. OF INDIA

उल्हासनगर कार्यालय उल्हासनगर

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 67AA 018746

-5 JAN 2024 01 MAR 2024

लिपिक उल्हासनगर कार्यालय, उल्हासनगर, जि.ठाणे

-5 JAN 2024

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FORM "B"

[See rule 3(4)

Affidavit Cum Declaration

Affidavit cum Declaration 1) Anusuya Mohan Bhoir 2) Shobha Ashok Jadhav) Chandashekhar Damodar Bhide 4) Priyanka Chandrashekhar Bhide and 5) Deepika Chandrashekhar Bhide after marriage Mrs. Deepika Yati Bhagwat through Power of Attorney holder Shri Mokshay Pradeep Sadhwani Partner in



जोडपत्र २/Annexure-I

प्रतिज्ञापत्रासाठीचे (अनुच्छेद ४)

Oath for Affidavit (Article-4)

येथे ... न्यायालयाकरिता सादर करावयाचे

Here Submitting to

प्रतिज्ञापत्रासाठीचे कारण

Reason for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवासी पत्ता

Stamp Purchaser's Name/
Place of Residence moshay. sadhwani Thr. Abhay kumar Gaut

मुद्रांक विक्री कायदयाची नोंदवही अनु. क्र./दि.

Serial No. 6180 Date 01 MAR 2024 UNR - 1

मुद्रांक विकत घेणाऱ्याची सही

Stamp Purchaser's Sign.

सर्वोच्चाधारक मुद्रांक विक्रेत्याचा परवाना

Smt. Prema V. Shetware
Stamp Vendor Lic. No. 1312001
Shop No. 140, Shiv ... Thane 421 001.

ही कारणासाठी खाली मुद्रांक खरेदी केले असल्याचे कारणासोबत

मुद्रांक खरेदी केल्यापासून ६ महिन्यात कोर्टास बंधनकारक आहे

APY
ADV. H.B. SAWANT
JUNASNAGAR
THANE
GOVT

SQYLINES Builders LLP promoter of the proposed project vide its authorization date 23rd May, 2023 having address at at Survey No. 33/1/F, Nr. Pawan Atharva Phase 1 Bldg, Gandhare Road, Kolivali Village Kalyan (W) – 421 301. Dist. Thane state- Maharashtra do hereby state and declare as under

1) Anusuya Mohan Bhoir 2) Shobha Ashok Jadhav) Chandashekhar Damodar Bhide 4) Priyanks Chandrashekhar Bhide and 5) Deepika Chandrashekhar Bhide after marriage Mrs. Deepika Yati Bhagwat through Power of Attorney holder Mokshay Pradeep Sadhwani, Partner of SQYLINES BUILDERS LLP the promoter of the proposed project " Nirvana Gardens Wing A – IVANA phase I" duly authorized by me of the proposed project do hereby solemnly declare, undertake and state as under:

1. That SQYLINES Builders LLP are having the Development Rights of the properties situated on 'Nirvana Gardens'' on Survey. Nos. 33/1/F, 33/1/D, 33/1/L, 33/1/K/3, 33/1/N, 33/1/K/1, 33/1/B, 33/1/E, 33/1/A, 33/1/H, 33/1/K/2, admeasuring 9820 sq. mtrs, and absolute owner of the property situated on Survey No. 33/1/M admeasuring 1000 sq. mtrs situated at Village Kolivali, Taluka – Kalyan, Dist. Thane situated within the Minicipal limits of Kalyan Dombivali Municipal Corporation. The portion of land admeasuring 522 sq.mtrs is effected by 15 Mtrs. development plan road widening which will be handed over to Kalyan Dombivali Municipal Corporation, the portion of land area admeasuring 1695 sq. mtrs. is reserved for School and the portion of land area admeasuring 2168 sq. mtrs. .(30% land usable) is reserved for garden . Thus the land admeasuring 7009 sq. mtrs. is available for actual development situated at Village Kolivali,

Taluka- Kalyan, Dist. Thane situated within the Municipal limits of Kalyan Dombivali Municipal Corporation.

2. That the said land is free from all encumbrances.

3. That the proposed time period of the above mentioned project within which the project shall be completed by me is by 31st July 2028.

4. That seventy percent of the amounts realised by me / promoter for the real estate projects 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 portion to the completion of the project.

7. That I 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 shall take all the pending approvals on time, from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the act.

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

Signed on this 21st day of March 2024

Deponent.

SQYLINES BUILDERS LLP

NOTARY
ADV.
SATISH B. SAWANT
TAL. ULHASNAGAR,
DIST. THANE
MAHARASHTRA
REG. NO. 16500
EXP. DT. 10-02-2025
GOVT. OF INDIA

Verification.

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified at Ulhasnagar on 21st day of March 2024.

ATTESTED BY ME
22/03/2024
SATISH B. SAWANT
Advocate & Notary
GOVT. OF INDIA
Reg. No. 16500
22 MAR 2024

Deponent.

SQYLINES BUILDERS LLP