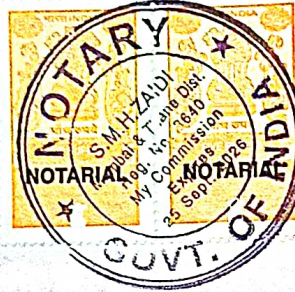
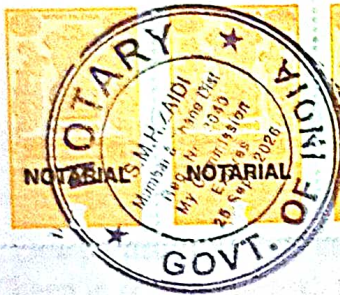




महाराष्ट्र MAHARASHTRA

2023

78AA 904173



उप कोषागार अधिकारी
कल्याण

FORM 'B'

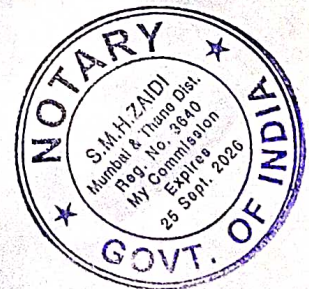
Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Anita Nandkumar Mane, Co-Promoters of the proposed Project – SAI MAULI PHASE-II (Building No.2) on land plot bearing Survey No.351 of Village – Titwala, Taluka – Kalyan, District – Thane, (Maharashtra) PIN – 421605.

I, Mr. Bhavesh Jayantilal Patel duly authorized power of attorney holder of Mrs. Anita Nandkumar Mane, Co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1

Bhavesh



Mr. Bhavesh Jayantilal Patel
(Deponent)

3 APR 2024

Sr. No. 276 Pg. No. 19
Regd. No. 24 Date 3 APR 2024



फक्त प्रतिज्ञापत्रासाठी 16/08

१. मुद्रांक विक्री नोंदवही अनु क्रमांक For Sai Ganesh Enterprises
दिनांक _____

२. मुद्रांक विकत घेणा-याचे नांव _____
पत्ता ज सही _____ Partner

३. परवानाधारक मुद्रांक विक्रत्याची सही नांव रविवर्ण म. भानुशाली
व परवाना क्रमांक 28 MAR 2024 गाळा नं. ०५, छत्रपुर भवन,
मुद्रांक विक्रत्याची सही. गुप्ते रोड, डोंबिवली (प)
परवाना क्रमांक : १२०६०३२

ज्या कामासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ नवीनमात बापसो घेऊन घ्यायचे आहे.

28 MAR 2024

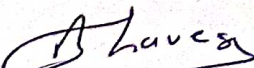


1. That, I, Co-promoters, have a legal title Report of the land on which the development of the project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith
2. That the project land is free from all encumbrances.
3. That, the time period within which the project shall be completed by us is 31/12/2026.
4. That seventy percent of the amounts to be realized hereinafter by the 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 bank account shall be withdrawn in accordance with Rule 5.
6. That I, shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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.
7. That I, shall take all the pending approvals on time, from the competent authorities.
8. That I, shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me on ____ of ____ 2024


Mr. Bhavesh Jayantilal Patel
(Deponent)

BEFORE ME

S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist

3 APR 2024

Sr. No. 276 Pg. No. 13
Regd. No. 24 Date 3 APR 2024