भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED

महाराष्ट्र MAHARASHTRA 02AB 432625

प्रतिज्ञापत्र १

कायदा प्रतिज्ञापत्रासाठी (अनुच्छेद-४) 23 APR 2024

मुद्रांक नोंदवही अनुक्रमांक 1563 दिनांक

मुद्रांक विक्री घेणाऱ्याचे नाव व राहणार पत्ता FOR SEHER REALTY

PARTNERS

मुद्रांक विक्रेता (परवाना क्र. एम. नवाज)

मुद्रांक विक्रेत्याचे पत्ता - के-१०१, नवीमुंबई कॉर्पोरेशन, कौसा, ठाणे-४०० ६१२.

मुद्रांक खरेदीदार क्रमांक - १२०१०२७

23 APR 2024

ठाणे जिल्हा कोषागार कार्यालय, ठाणे

23 APR 2024

मुद्रांक प्रमुख लिपीक / लिपीक

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Seher Realty, promoter of the New project namely "Al Mawadah Residency", by the hand of its authorized signatory Mr. Amjad Aamirulla Khan.

M/s. Seher Realty, a partnership firm, having its office at Survey No. 69/3, Near TMC Hospital, Mittal Road, Sonkhar Village, Mumbra Thane - 400612 (hereinafter referred to as the "**promoter**"), are developing the project namely "Al Mawadah Residency" at Survey No. 68/3 & 69/3, Sonkhar Mumbra Thane – 400 612, do hereby solemnly, undertake and state as under;

1. The promoter has a legal title Report to develop the land admeasuring 3,511 sq. meters (Approx.) as more particularly described in the first schedule hereunder (hereinafter referred to as the "project property") on which the development of the project is being carried out.

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

3. The entire project shall be completed on or before 31.12.2030.

4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separateaccount to be maintained in a scheduled bank to cover the cost of construction andthe land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra real Estate (Regulation and Development) (Registration of real estate project, Registration of Real Estate agents, Rates of Interest and Disclosures on Website) Rule, 2016 (Rule).

6. That the promoter 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 CharteredAccountant, 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.

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

8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 (Act) and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

NOTARY
GOPAL GANW K. CHUNAWALA
THANE (MAH.)
Regn. No. 15253
Date of Expiry
03-11-2024.
GOVT. OF INDIA

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



Deponent

1. Mr. Amjad Aamirulla Khan

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 at____ on this___ day of_____ .

BEFORE ME

ABDUL GANI K. CHUNAWALA
B.Com., LL.B.
ADVOCATE & NOTARY GOVT. OF INDIA
Shop No. 09, 1st Floor, Ideal Market,
Near Old TMC School, Kausa, Mumbra
Dist Thane - 400 612.

NOTARY ABDUL GANI K. CHUNAWALA THANE (MAH.) Regn. No. 15253 Date of Expiry 03-11-2024. GOVT. OF INDIA

NOTED & REGISTERED
St. No. 1651/2024 Date. - 2 MAY 2024