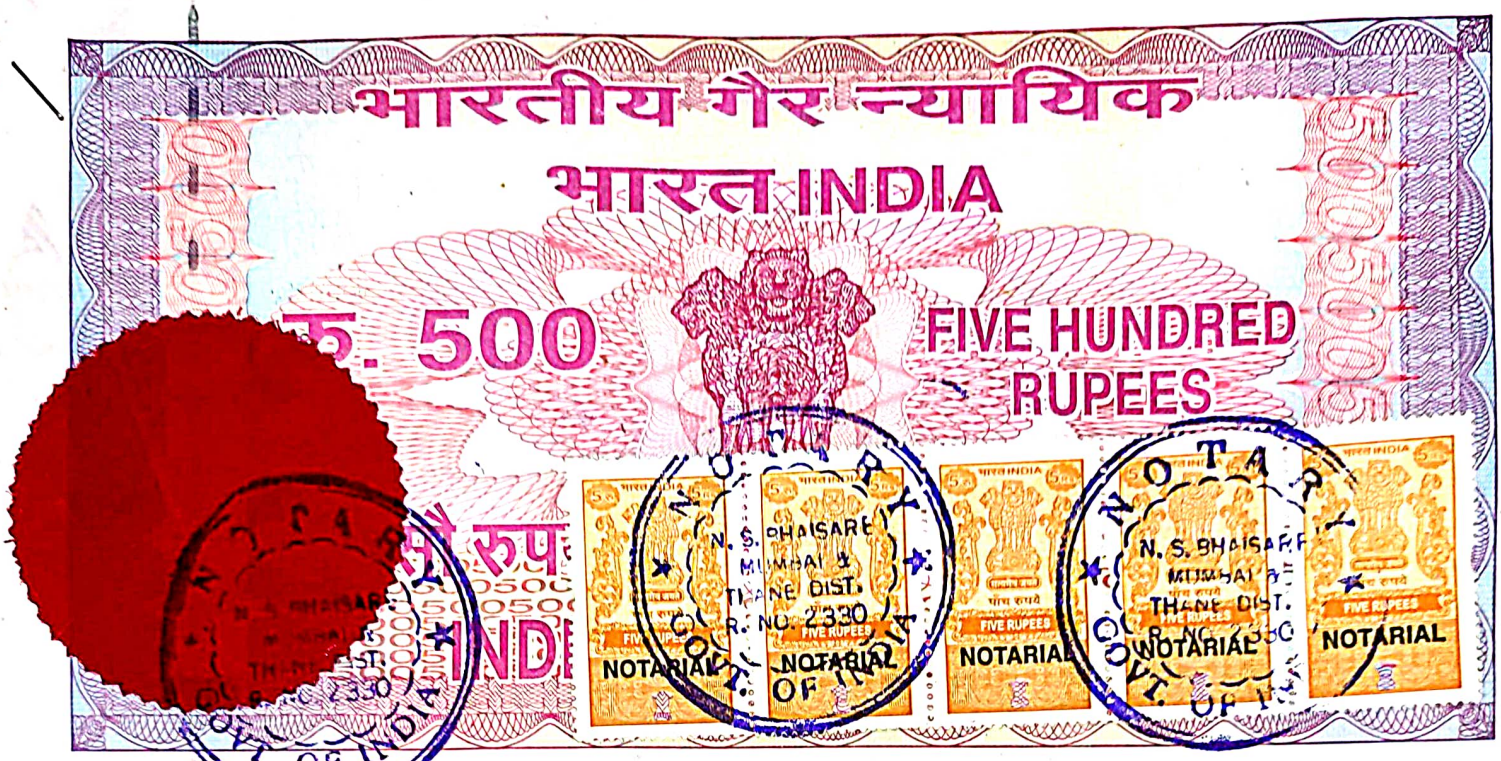


महाराष्ट्र MAHARASHTRA ❶ 2023 ❶ BZ 379207

मुद्रांक विक्री नोंदवही अनु.क्रमांक / दिनांक २९६ / ३१-०१-२०२४

दस्ताचा प्रकार / अनुच्छेद क्रमांक २रा कामी

दस्त नोंदणी करणार आहेत का ?

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव

मिळकतीचे वर्णन

मुद्रांक विकत घेणा-याचे नांव म. शिव शंभो कंस्ट्रक्शन्स तर्फे सुमित कालुराम विरो

दुस-या पक्षकाराचे नांव २१. कल्याणी

मुद्रांक शुल्क रेक्कम ५०० (श्री.विकास पा.शिंदे)

मुद्रांक विकत घेणा-याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही परवाना क्रमांक १३१०००६

तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता शहापूर, ता.शहापूर जि.ठाणे

23 JAN 2024

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कामासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)
सदरचा स्टॅम्प भाडेकरार / भाडेपट्टया करीता वापरता येणार नाही

N. S. BHAISARE MUMBAI & THANE DIST. R. NO. 2330 NOTARY GOVT. OF INDIA

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

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

J. S. Thma

## Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Shiv Shambho Construction** having register address at **House No.55/B/1, Shop No.2, Old Agra RoadVasind, Near Bank of Baroda, Vasind, 421601** promoter of the project **"Shiv Shambho Heights"situated at S.No 133/7 , Village Vasind, Tal.-Shahapur, Dist.- Thane, 421601** through its partner **1)Mr. Dattatray Shankar Thakare 2)Mr. Sumit KaluramVishe** authorized by the promoter of the proposed project, vide its/his/their authorization dated 25th January 2024.

We, M/s.Shiv Shambho Construction Through its PartnerMr.Dattatray Shankar Thakare and Mr.SumitKaluramVishe promoter of the proposed project / duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed is to be 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 me/promoter is 31/3/2028.

4. That seventy per cent of the amounts realised by me/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 account shall be withdrawn in accordance with Rule 5.

6. That I / 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 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.

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

8. That I/ 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 Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

1) Dattatray Shankar Thakare D. S. Thakare

2) Sumit KaluramVishe

Deponent

**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 Kalyan on this 3rd day of Feb. 24

1) Dattatray Shankar Thakare D. S. Thakare

2) Sumit KaluramVishe

Deponent

Identified by me
Adv. D. K. Kadangale

NOTARY
N. S. BHAISARE
MUMBAI & THANE DIST.
R. NO. 2330
GOVT. OF INDIA

BEFORE ME

03/2/24

N. S. BHAISARE
NOTARY
MUMBAI & THANE DIST.
R/O. C-4, 506, Nandi Lok dham
Kalyan (W), Dist. Thane