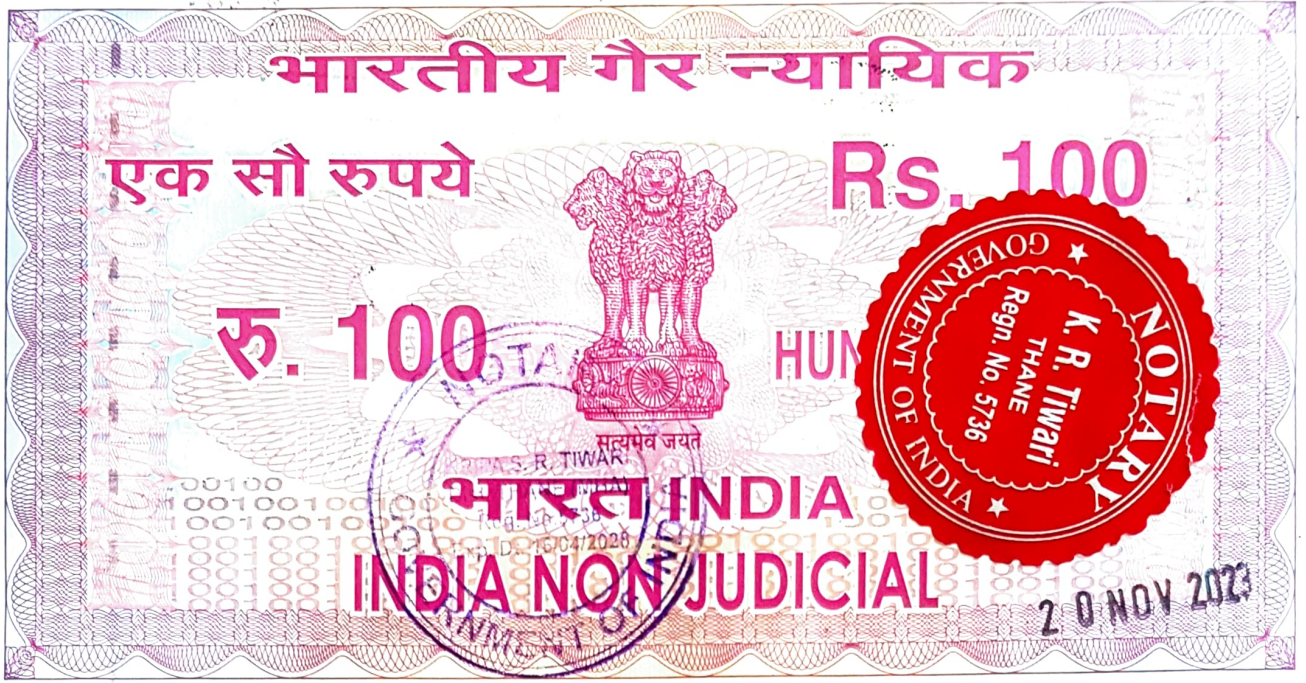
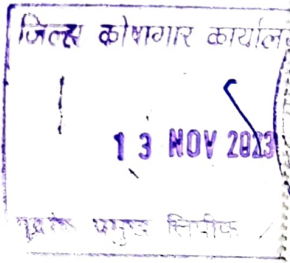




महाराष्ट्र MAHARASHTRA



FORM 'B'

[See rule 3(6)]

Declaration, Supported by An Affidavit, which shall be Signed by the Promoter or any Person Authorised by The Promoter

Affidavit cum Declaration

Affidavit-cum-declaration of Mr. Kantilal K. Haria Authorised Signatory of M/s. J. K. Associates, being Landowner and Promoter of the proposed project 'Sheetal Dhara' duly authorised by the Promoter of the said proposed project 'Sheetal Dhara', vide its/his/their authorisation letter dated 02/11/2023

I, Mr. Kantilal K. Haria Authorised Signatory of M/s. J. K. Associates being Landowner and Promoter of the proposed project 'Sheetal Dhara', duly authorized by the Promoter of the said proposed project 'Sheetal Dhara', do hereby solemnly declare, undertake and state as under:

20 NOV 2023

॥२॥

परम गौडणी चरणार आठे पज ? :- होय/नाही

मुद्रांक दिवस पंजाब नांव व पत्ता for J. 19

[illegible]

परवानाधारक सुदांक विज्ञानाकी सहो (गणेश आर. सुने)

मुद्रांक विक्रीचे पत्ता - आदर्शवाय भुषा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

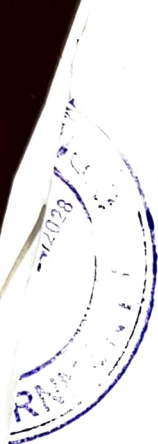
पुस्तक संख्या १२०१०४७

मुद्रांक सख्खेदी केरुवापामून ६ महि न्यात बापरने संभवकारक आले

20 NOV 2023

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- 
1. That M/s. J. K. Associates have a legal title report to the land on which the development of the proposed project 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 the promoter from the date of registration of project is **31/12/2026**.

4.

- a. For new projects :-

That seventy percent 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

- b. For ongoing project on the date of commencement of the Act:

- i. That seventy percent of the proportionate amounts to be realised hereinafter 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.

OR

- ii. That entire of the amount to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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.

For J. K. ASSOCIATES;


-----Parine,
Mr. Kantilal K. Haria
Deponent (Promoter)

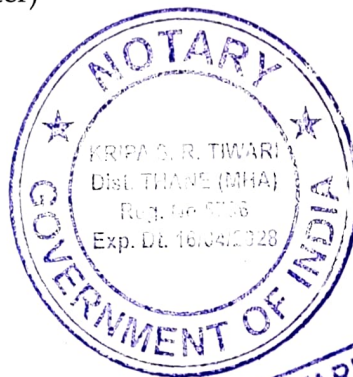
Verification

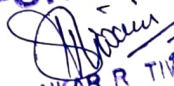
The contents of my above Affidavit-cum-declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Thane on this day 24th Nov. 2023

For J. K. ASSOCIATES;


-----Parine,
Mr. Kantilal K. Haria
Deponent (Promoter)



BEFORE ME

KRIPIA SHANKAR R. TIWARI
Advocate & Notary Govt. of India
Off. A-6/14 Sec 7 Shanti Nagar Mira Rd (E)
Resi D-17/503 Shanti Vihar Mira Rd (E)
Thane 401 107

