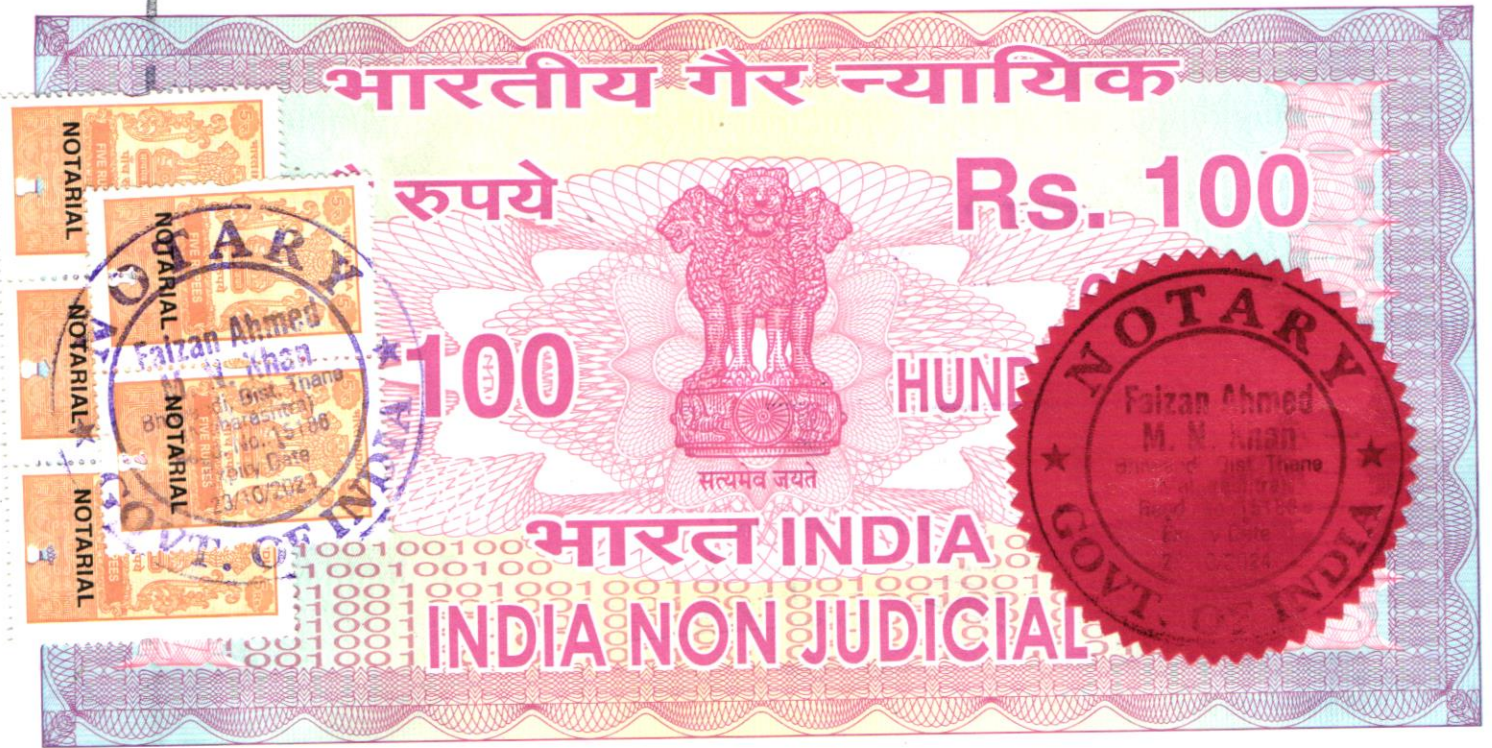
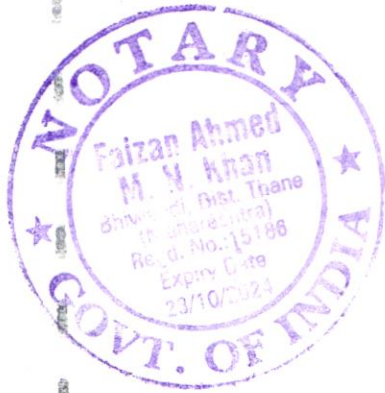




महाराष्ट्र MAHARASHTRA

2023

95AA 835393



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

Affidavit cum Declaration

Affidavit cum Declaration of **M/S. SIYARA REALTY PRIVATE LIMITED** duly authorized by **Mr. Janak Punjalal Patel** the Director of the proposed project "**Siyara Avenue – (Plot-A, Building Type "A", "B", "C" as defined in the sanction plan approved by BNCMC)**", vide its/his/their authorization

I, **Mr. Janak Punjalal Patel**, Director of **M/S. SIYARA REALTY PRIVATE LIMITED** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That **M/S. SIYARA REALTY PRIVATE LIMITED** have / has a legal title Report to the land on which the development of the project is proposed
AND

जोडपत्र १

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद - ४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे.....

प्रतिज्ञापत्रासाठी कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता सि. चारा, रिथली, जालि
कोल शेतरोड सि. ठाणे

हस्ते असल्यास त्याचे नाव व पत्ता अ. क्षय काढवले

मुद्रांक दिव्शी नोंदवही अ.क्र. 1663 दिनांक 27

मुद्रांक विकत घेणाऱ्याची/हस्ते सही Bh

मुद्रांक विक्रेत्याची सही/ (सौ. मनाली मनोज शेठे)

मुद्रांक विक्रीचे ठिकाण:- हरि ओम टायपिंग सेंटर,

तहसिलदार कार्यालय जवळ, शांतीनगर रोड, किंबंदी, जि. ठाणे.

मुद्रांक परवाना क्रमांक - १२०३०१८

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)

1-7 MAY 2024



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 from the date of registration of project: 31-03-2029

4. (a) For new projects:

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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the 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 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, 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.

NOTARIZED
Noted & Regd. at Sr. No: 1985/141
Date: 14/11/24
Faizan Ahmed M. N. Khan
Advocate & Notary
Regd. No. 15108 (GOVT. OF INDIA)
508, Madho Nagar, Dhamankar Naka, Bhiwandi, Dist. Thane **Verification**



Deponent

Joys

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 of _____.

Deponent

