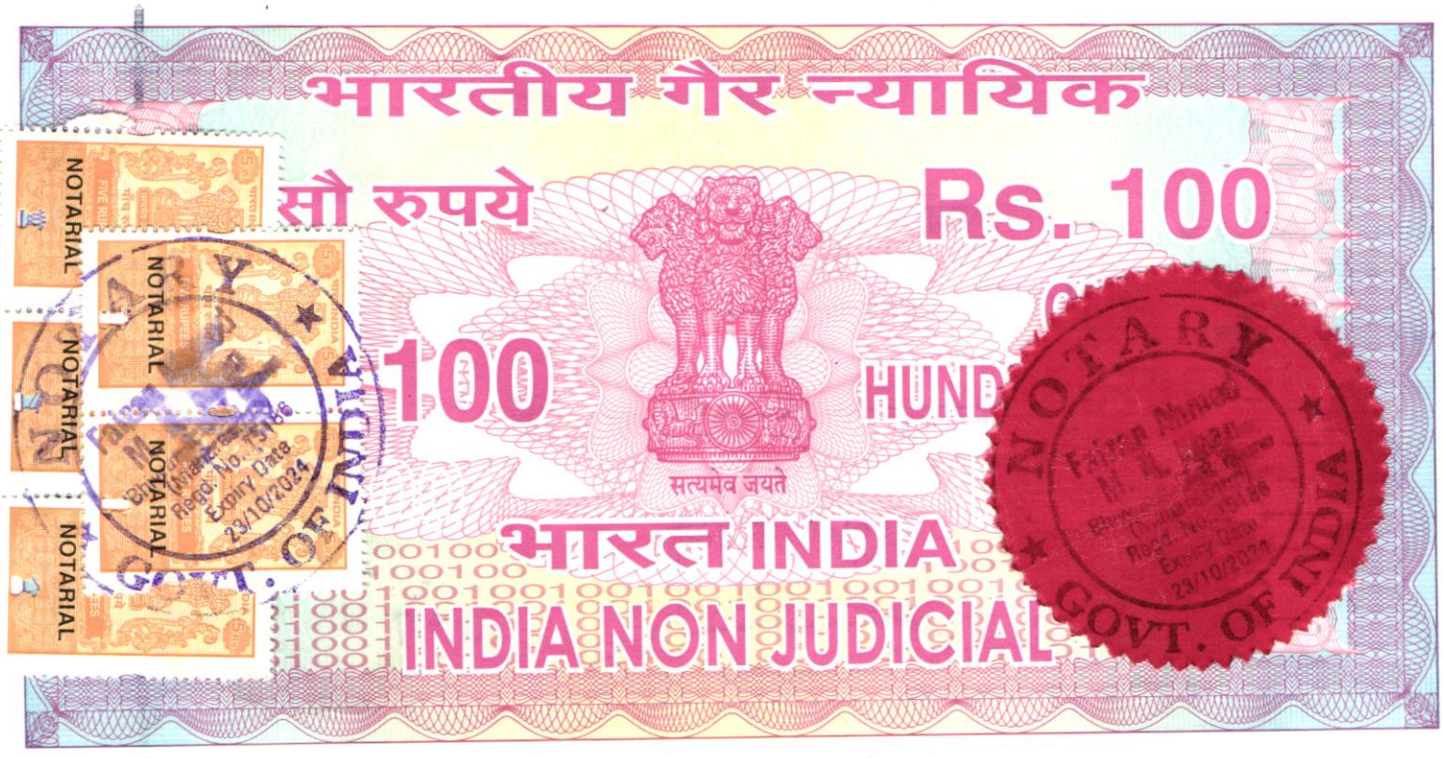
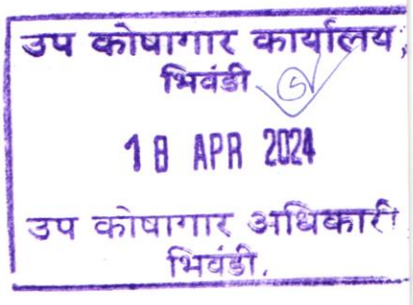


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 95AA 835392







FORM 'B'

[See rule 3(6)]

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

जोडपत्र १

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद - ४)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे.....

प्रतिज्ञापत्रासाठी कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....(सेवारा रियल्टी प्रा. लि.
.....कोलशेतरोड ठाणे

हस्ते असल्यास त्याचे नाव व पत्ता.....अक्षय काढवले

मुद्रांक विक्री नोंदवही अ.क्र. 1663 दिनांक.....

मुद्रांक विकत घेणाऱ्याची/हस्ते सही.....

मुद्रांक विक्रेत्याची सही/ (एस. मनाली मनोज शेटे).....

मुद्रांक विक्रीचे ठिकाण:- हरि ओम टायपिंग सेंटर,
तहसिलदार कार्यालय जवळ, शांतीनगर रोड, भिवंडी, जि. ठाणे.

मुद्रांक परवाना क्रमांक - १२०३०१८

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

- 7 MAY 2024

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Ashok Properties (Bhiwandi Project) through its partners MR. MANGILAL MISHRIMAL MEHTA and MR. SURESH KAULCHAND JOGANI,** Land owners of the project to be developed by **M/s. SIYARA REALTY PRIVATE LIMITED** Through its partner **MR. JANAK PUNJALAL PATEL** of the proposed project namely **"SIYARA AVENUE"** (Plot-A, Building Type "A", "B", "C" as defined in the sanction plan approved by BNCMC) duly authorized by the promoter of the proposed project, vide its/his/their authorization ;

We, **M/s. Ashok Properties (Bhiwandi Project) through its partners MR. MANGILAL MISHRIMAL MEHTA and MR. SURESH KAULCHAND JOGANI,** Land owners of the project to be developed by **M/s. SIYARA REALTY PRIVATE LIMITED** Through its partner **MR. JANAK PUNJALAL PATEL** of the proposed project namely **"SIYARA AVENUE"** (Plot-A, Building Type "A", "B", "C" as defined in the sanction plan approved by BNCMC) / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

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 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 is **31/03/2029**.

4. (a) For new projects:

   That seventy per cent of the amounts realized 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 realized hereinafter by me/promoter for the reak 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 realized 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 that 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 we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That we/ 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 Ashok Properties (Bhiwandi Project)

Partner

For Ashok Properties (Bhiwandi Project)

Partner

Deponents

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 16 day of May 2024.

For Ashok Properties (Bhiwandi Project)

Partner



PHOTO & LHT

ts

(MR. MANGILAL MISHRIMAL MEHTA)



For Ashok Properties (Bhiwandi Project)

Partner

(MR. SURESH KAULCHAND JOGANI)

NOTARIZED

Noted & Regd. at Sr. No: 10273/14

Date : 16/7/14

Faizan Ahmed M. N. Khan
Advocate & Notary
(GOVT. OF INDIA)
Regd. No. 15/20
Ma, Madho Nagar, Dhanakar Naka, Bhiwandi Dist. Thane