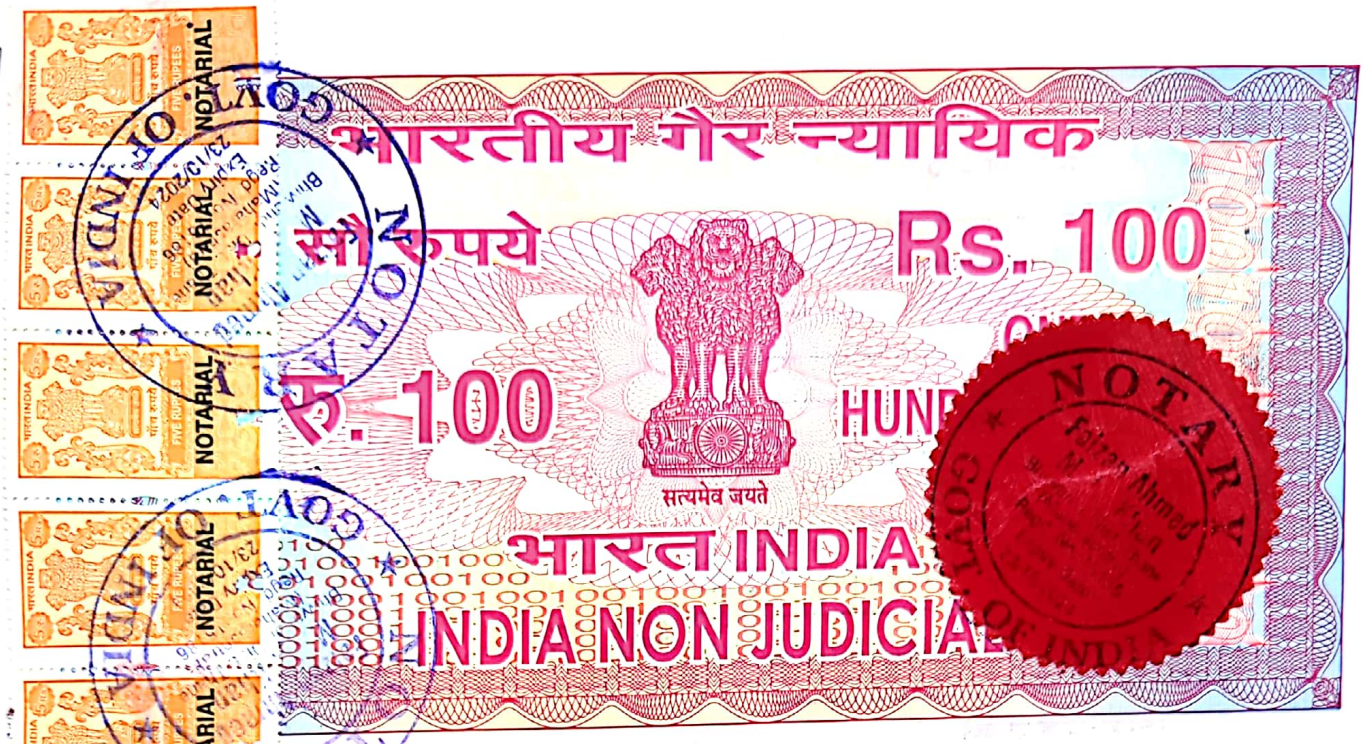


ARASHTRA ◐ 2023 ◐ 81AA 581779

उप कोषागार कार्यालय
भिवंडी
22 MAR 2024
उप कोषागार अधिकारी

FORM B

[Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Jiten Nathalal Shah, Designated Partner of Shetrunjay Realty LLP (promoter), duly appointed as authorized signatory by the promoter of the proposed project, vide its authorization letter dated 15th April,2024 for their project 'The Pallazo'.

I, Mr. Jiten Nathalal Shah, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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जोडपत्र - २

कलम क्रमांक / अनुच्छेद क्रमांक.....

दस्त नोंदणी करणार आहेत का..... नाही

नोंदणी होणार असलेल्या मुख्य निबंधक कार्यालयाचे नांव.....

मिळकतीचे वर्णन.....

मोबदला रक्कम.....

मुद्रांक विक्रत घेणा - याचे नांव व पत्ता..... श्रीमती सविता रामराव [illegible]

.....

दुय्यम - या पक्षकाराचे नांव.....

इतर करारलेखाच्या त्याचे नांव व पत्ता..... [illegible]

मुद्रांक शुल्क रक्कम..... 1 MAY 2024

मुद्रांक विक्री नोंदवही अनुक्रमांक..... 309 दिनांक.....

मुद्रांक विक्रत घेणा - याची / इतर सही.....

मुद्रांक विक्रेत्याचे नांव - सारीका एस. रोडगे

मुद्रांक विक्रीचे ठिकाण / पत्ता - मु. खोणी,

ता. भिवंडी जि. ठाणे.

मुद्रांक विक्रेत्याचा परवाना क्रमांक - १२०३०२६

~~सदर मुद्रांक खरेदी केल्या त्यांनी स्वत: कारणासाठी~~

~~ही दि. पासून ६ महिन्यात वापरणे बंधनकारक आहे~~

सारीका एस. रोडगे
परवानाधारक मुद्रांक विक्रेता
खोणी, तालुका भिवंडी
परवाना क्र. १२०३०२६

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1. That the promoter has 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 promoter from the date of registration of project is 31st May,2029;

4. That seventy per cent of the amounts realized by 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 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 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 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.

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.

NOTARIZED 1898414 7/5/24
Noted & Regd. at Sr. No:
Date :
Faizan Ahmed M. N. Khan
Advocate & Notary
Regd. No. 15166 (GOVT. OF INDIA)

For SHETRUNJAY REALTY LLP.

Partner

Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For SHETRUNJAY REALTY LLP.

Partner

Verified by me at Bhiwandi on this 6th day of May, 2024.

Deponent

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