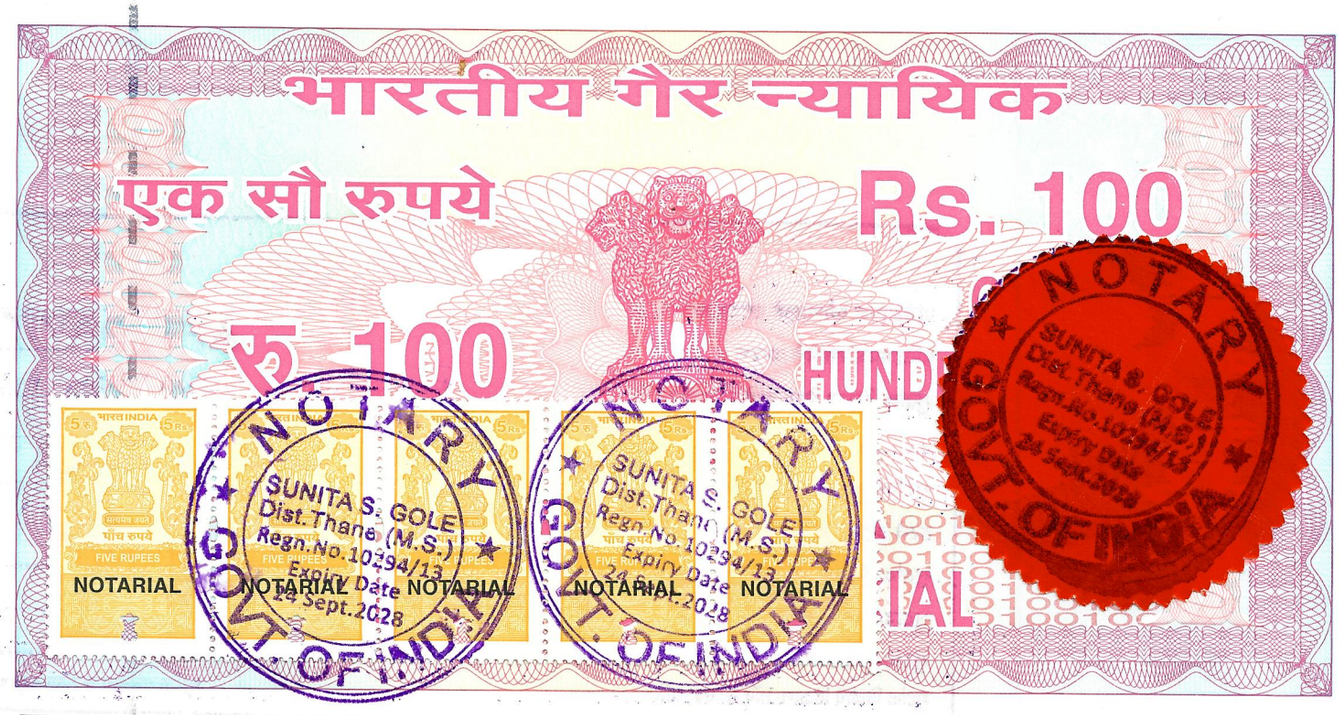
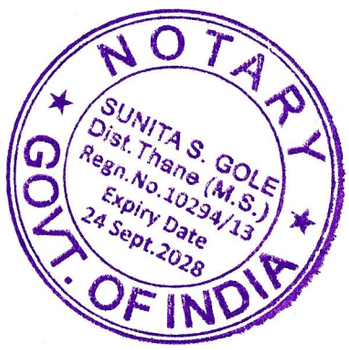


महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 07AB 022903





FORM -'B'

[See rule 3(4)]

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

Affidavit Cum Declaration

प्रतिज्ञापत्र कोणाकडे सादर करायचे

प्रतिज्ञापत्रासाठीचे कारण .....

मुद्रांक विक्रत घेणाऱ्याचे नांव व पत्ता .....

.....

मुद्रांक विक्री नोंदवही अ.क्र. .....

हस्ते असल्यास स्वाक्षरी कोण .....

मुद्रांक विक्रत घेणाऱ्याचे सही .....

मुद्रांक विक्रत घेणाऱ्यांची/[illegible] .....

मुद्रांक विक्रेताची सही/(सुपिटेंडेंट .....

मुद्रांक विक्रीचे ठिकाण-शॉप नं. ०१, प्रतिक [illegible] मुद्रांक परवाना क्रमांक १२०१०४

या कारणासाठी ज्यांनी मुद्रांक खरेदीकेला त्यांनी [illegible] केल्याखेरीज सदर महितीचा वापरणे बंधनकारक आह

AFFIDAVIT

Roshan Suresh Patil
Call by Phone

26 JUN 2024

10429

NOTARY
SUNITA S. GOLE
Dist. Thane (M.S.)
Regn. No. 10294/13
Expiry Date
24 Sept.2028
GOVT. OF INDIA

NOTA
SUNITA S. G
Dist.Thane (
Regn.No.102
Expiry Dat
24 Sept.20
T. OF

Affidavit-cum-Declaration of **Roshan Suresh Patil,** Land owners of the proposed project "Shree Maruti Heights", vide its authorization dated 28/03/2024;

I, **Roshan Suresh Patil,** Land owners of 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

   OR

   The Promoter **Mr. Nandkumar Balkrishna Salvi** (Proprietor of M/s. Sunita Enterprises) have/has a legal title Report to the land on which the development of the proposed project Shree Maruti Heights 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 said land is free from all encumbrances.

3) That the time period within which the project shall be completed by me/Promoter is **31/03/2029**.

4) 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.

5) That, the amounts from the separate account shall be withdrawn in accordance with Rule 5

6) That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

NOTARY GOVT. OF INDIA SUNITA S. GOLE Dist. Thane (M.S.) Regn. No. 12294/13 Expiry Date 24 Sept. 2028

7) That, I / 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 4of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9) That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

Mr. Nandkumar Balkrishna Salvi

C.A Roshan Suresh Patil

Verification

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

Verified on this ..... day of.....

BEFORE ME
NOTARY
SUNITA S. GOLE
ADVOCATE & NOTARY
Off. Shop No 3, Near Food Box Hotel,
Behind Sai Baba Mandir, Thane Court Naka
Thane (W)-400601. Mob.:9819815553

NOTED & REGISTERED
Sr. No. 8069/2024
27 JUN 2024

Deponent

Mr. Nandkumar Balkrishna Salvi

C.A Roshan Suresh Patil