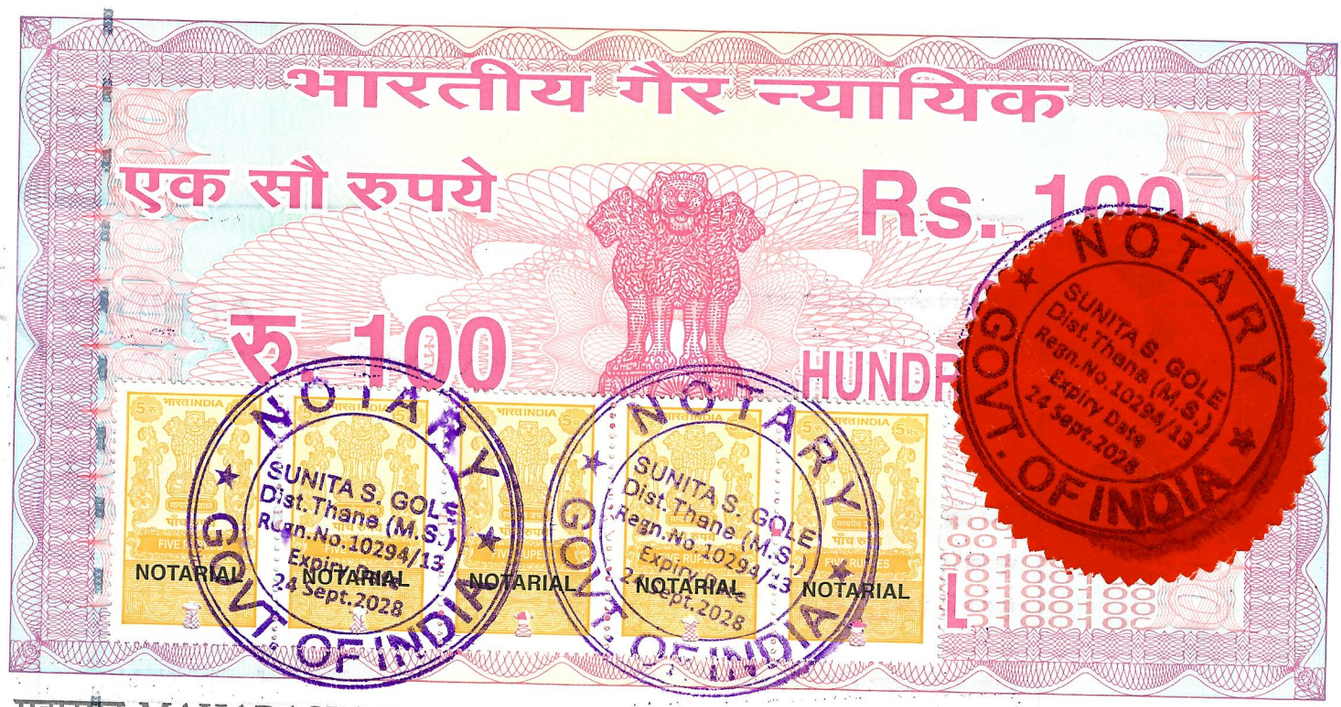


महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 07AB 022900





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

नोंदणीकृत ९

प्रतिज्ञापत्र खोणाकडे सादर करण्यात

प्रतिज्ञापत्रासाठीचे कारण .....

मुद्रांक विकत घेणाऱ्याचे नांव व

.....

मुद्रांक विक्री नोंदवही

हस्ते असल्यास त्याचे नांव .....

मुद्रांक विकत घेणाऱ्याचे

मुद्रांक विक्रेता घेणाऱ्याची/

मुद्रांक विक्रेताची अर्जी/(

मुद्रांक विक्रीचे लिकाण-शॉप नं. ०३, प्रतिमा

AFFIDAVIT

Mauli Ganesh Patil

Kalwa Thane

10436

26 JUN 2024

Kalwa Thane

मुद्रांक करण्याचा क्रमांक १२०१०२८

अन्य कारणासाठी त्यांनी मुद्रांक अरेदीकेला त्यांची

२ महिन्यात उक्त महिन्यात वापरणे बंधनकारक आहे

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

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

I, **Malti Naresh 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5) That, the amounts from the separate account shall be withdrawn in accordance with Rule 5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
SUNITA S. GOLE
Dist. Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2026
GOVT. OF INDIA

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 Malti Naresh 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

NOTARY SUNITA S. GOLE Regn No 10294/13 Dist Thane (M.S.) GOVT. OF INDIA

SUNITA S. GOLE
ADVOCATE & NOTARY
Off. Shop No 3, Near Food Box Hotel,
Behind Sai Baba Mandir, Thane Court Naka
Thane (W)-400601. Mob.:9819815533

NOTED & REGISTERED
Sr. No. 18072/2024
27 JUN 2024

Deponent

Mr. Nandkumar Balkrishna Salvi

C.A Malti Naresh Patil