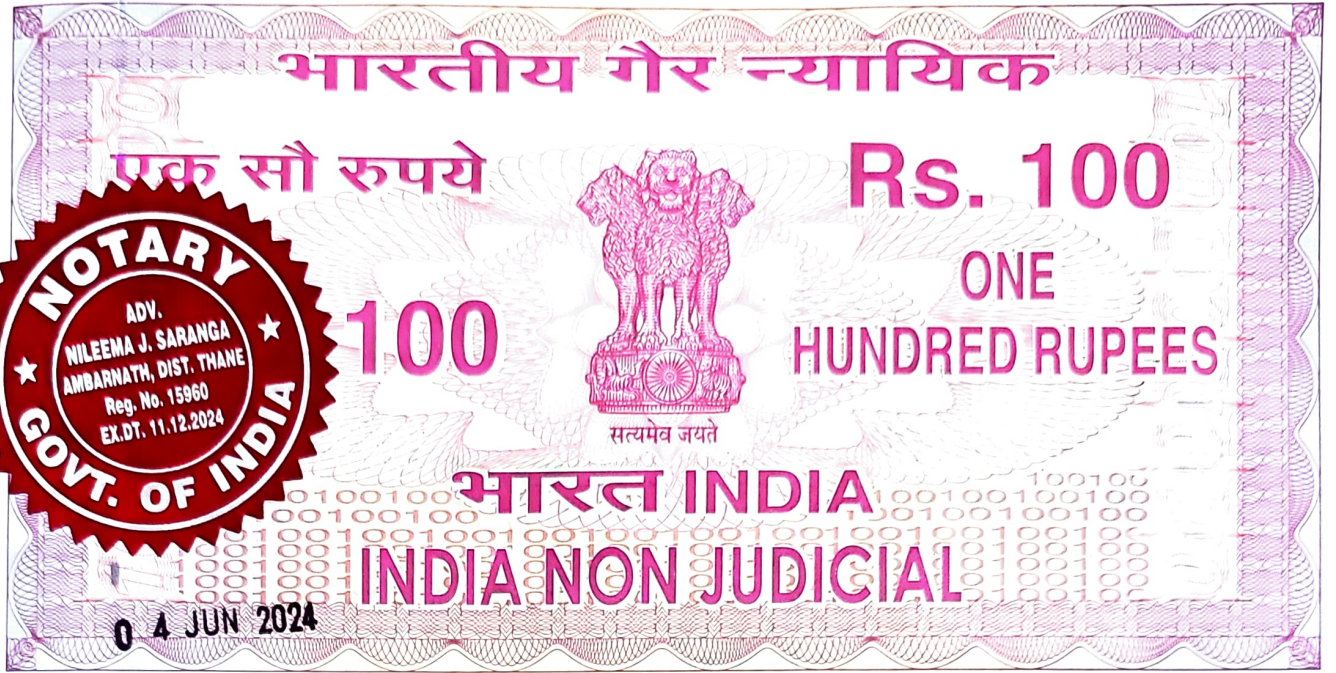
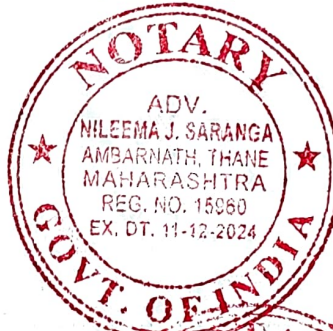




महाराष्ट्र MAHARASHTRA

2024

03AB 259802



उप कोषागार अधिकारी

कल्याण

29 MAY 2024



FORM B

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

Affidavit cum Declaration

I, Mr. Suresh V. Sadaphal, age 68 residing at Dombivli (East) 421201 duly authorised Co-Promoter of Shri Suresh Vidyadhar Sadaphal vide authorization letter dated 04/06/2024,

SVSadaphal

04 JUN 2024

Serial No. Date	3925	4-6-2024
Nature of document	Declaration	
Whether it is to be Registered?	Yes/No	
Property Description in brief		
Stamp Duty Amt.	Rs. 100/-	
Name of the other Party	Date:- 4-6-2024	
Stamp Duty Amt.	Rs. 100/-	
Name of the other Party	Date:- 4-6-2024	

Licence No. 1206043
STAMP VENDOR
MR. AVINASH H. GUJARE

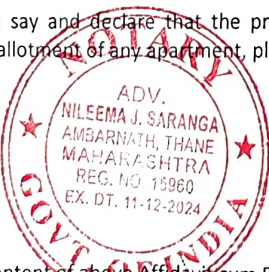
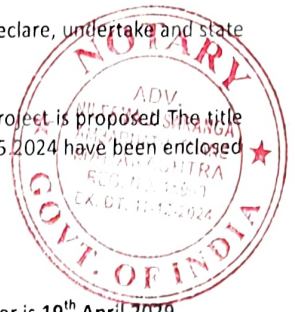
04 JUN 2024

Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E).

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यांत वापरणे बंधनकारक आहे.

I duly authorised Co-Promoter Mr. Suresh V. Sadaphal, do hereby solemnly declare, undertake and state as under:

1. I have legal title report of the land on which the development of the project is proposed. The title certificate from Mr. Sachin. V. Joshi Advocates and Attorney dated 04.05.2024 have been enclosed herewith.
2. That the Project Land is free from all encumbrances;
3. That the time period within which project shall be completed by promoter is 19th April 2029.
4. I declare and state that entire of the amounts to be realized hereinafter by the 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. I declare and state that the amount from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agent, rates of Interest and Disclosure of Website) Rule, 2017;
6. I say and declare 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 utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project;
7. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
8. I say and declare 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. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. I say and declare 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.



VERIFICATION

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

Verified by me at Mumbai on this 4th day of June 2024.

S.V. Sadaphal
Deponent



BEFORE ME

[Signature]
NILEEMA J. SARANGA
Advocate & Notary

Ward No. 3, Mohan Niwas,
Near Vangani Railway Station, Vangani (E),
Ambernath Thane-421 503, Maharashtra.
Mob: 9650670809
Reg. No. 15960

EXPLAINED & IDENTIFIED BY ME — Deponent

S.V. Sadaphal
NOTARY
ADV. NILEEMA J. SARANGA
AMBARNATH, THANE
MAHARASHTRA
REG. NO. 15960
EX. DT. 11-12-2024

06 JUN 2024

NOTED & REGD.

Sr. No. 766 of 2024