ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO 5873 GOVT. OF INDIA

भारतीय गैर न्यायिक

रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 69AA 181169

जिल्हा कोषागार कार्यालय, ठाणे

27 SEP 2023

मुद्रांक प्रमुख लिपीक / लिपीक

जिल्हा कोषागार कार्यालय ठाणे

3 OCT 2023

20रु. Rs.2 भारत INDIA बीस रुपये TWENTY RUPEES NOTARIAL

NOTARIAL GOVT. OF INDIA

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

Affidavit-cum-Declaration of **Mr. Vilas Anant Patil & Mrs. Hemlata Vilas Patil**, Promoter of the proposed project called **"SUNCITY PRIDE"**

I/We, **Mr. Vilas Anant Patil & Mrs. Hemlata Vilas Patil**, is Owner/Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

Patil HP

- 3 OCT 2023

फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विक्री नोंद वही अनु.क्रमांक 163577 दिनांक .....

मुद्रांक विकत घेणाऱ्याचे नाव Suncity Pride

रहिवासाचा पत्ता व सही Pl-46/47 S-40

.....

परवानाधारक मुद्रांक विक्रेत्याचे नाव व सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

अंकुर सर्व्हिसेस, दुकान नं.६, जनता मार्केट, सेक्टर-३, नेरूळ, नवी मुंबई-४००७०६, मो.क्र.९३२११७८२७१

परवाना क्र. ५३/१९९९, नविन परवाना क्र. १२०१~~०५४~~ श्री. मधुकर मारुती कानडे

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही

(शासन आदेश दि.०१/०७/२००४ नुसार)

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

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 30/06/25

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. 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.

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

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

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 06 day of Nov 23

Deponent

ATTESTED BY ME

06 NOV 2023

Adv ASHOK P. GAYKAR

B. Com., LL.B., G.D.C.& A.

NOTARY GOVT OF INDIA

Regn. No. 5872

06 NOV 2023