

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ जोडपत्र - २ 93AA 338582

मुद्रांक विक्री नोंदवही
अनुक्रमांक 12239 दिनांक - 1 MAR 2024
दस्ताचा प्रकार - ...
परत नोंदणी करण्यात आहे का ? होय/नाही
मेळकतीचे वेगळ्याल वर्णन - ...
मुद्रांक विक्रेता यांचा नाव For PEARL CORPORATES
दस्त अस्तित्वात ठेवणे नाव, पत्ता व सही - ...
दस्त ठेवणाऱ्याचे नाव - ...PARTNER
मुद्रांक शुल्क रक्कम - ...
मुद्रांक विक्रेत्याचा सही - ...
मुद्रांक विक्रीचे ठिकाण/पत्ता - ... शॉपिंग सेंटर
दुकान नं. ३४ ...
भरणा (चलन) - ...
सरकारी मुद्रांक ... ५२०१०५०
या कार्यालयाची खोटी मुद्रांक खरेदी केला त्याची दक्षता कार्यालयी खरेदी तारीख पासून ६ महिन्यात वापरणे बंधनकारक आहे.

जिल्हा कोषागार कार्यालय ठाणे

कोषागार कार्यालय, ठाणे
12 6 FEB 2024
प्रमुख लिपीक

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

FORM B

Affidavit cum Declaration

A. Affidavit cum Declaration of M/S. PEARL CORPORATES promoter 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

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration ;30th December, 2026 (30/12/2026)

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with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 / the promoter shall get the accounts audited within six months after the end ofevery 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 the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

For Pearl Corporates,

PEARL CORPORATES

Ganesh Krishna Patil,

Promoter

NOTARISED

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

- 1 MAR 2024

NOTARY
SUNITA S. GOLE
Dist. Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2023
GOVT. OF INDIA



जिल्हा कोषागार कार्यालय, ठाणे

20 FEB 2024

मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY
MONALI G. SHETE
Regn. No. 15270/2019
Expiry Date
04 Nov 2024
GOVT. OF INDIA

FORM 'B'

Affidavit cum Declaration

A. Affidavit cum Declaration of Mr. Omprakash Tiwari promoter 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

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration ;30th December, 2026 (30/12/2026)

जोडपत्र-१ Annexure-I / जोडपत्र-२ Annexure-II

1 MAR 2024

मुद्रांक विक्री नोंदवही अ.क्र. 2024 दि.नांक
दस्ताचा प्रकार: Affidavit
दस्त नोंदणी करणार आहे का ? होय/नाही
मिळकतीचे थोडक्यात वर्णन:
मुद्रांक विकत घेणाऱ्याचे नांव: श्री. ओमप्रकाश तिवारी स्वतः
हस्ते अलंकार त्यांचे नांव:
पत्ता व सही: बाळकुम ४१०१
दुसऱ्या पक्षकाराचे नांव (जोडपत्र-१ वगळता)
मुद्रांक शुल्क रु. रुपये: १००/५००
मुद्रांक विक्रेता सदराचा क्र. १/८८
मुद्रांक विक्रेत्याची सही (कारणास्तव दि. नमूदकरे):
मुद्रांक विक्रीचे ठिकाण: तहसिलदार कंपाउंड वाशिंद, ठाणे-४२१ ६०१

ह्या दस्तासाठी खरेदी मुद्रांक खरेदी केला तारीख त्यापासून ६ महिन्यात वापरले

1 MAR 2024

NOTARY
MONALI G. SHETE
Regn.No.15270/2019
Expiry Date
04 Nov.2024
GOVT. OF INDIA

4. That seventy per cent of the amounts realised 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 / the promoter shall get the accounts audited within six months after the end ofevery 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 the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

Omprakash Tiwari,
Promoter

NOTARISED
MONALI G. SHETE
ADVOCATE & NOTARY
Shop No.1, Dighe House, Behind Sai Baba Mandir, Court Naka,Thane (W)-400601
2 MAR 2024

NOTARY
MONALI G. SHETE
Regn.No.15270/2019
Expiry Date
04 Nov.2024
GOVT. OF INDIA