



महाराष्ट्र MAHARASHTRA

2023

93AA 740123

11 8 APR 2024



22 MAR 2024

लिपिक
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

[See rule 3(6)]

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



नोंड पत्र

11 8 APR 2024

दस्ताचा प्रकार/अनुच्छेद क्रमांक

दस्ताचा नोंदणी करणार आहेत का

नोंदणी होणार असल्यास दुय्यम

निबंधक कार्यालयाचे नांव

मिळकतीचे वर्णन

मोबदला रक्कम

घेणाऱ्याचे नांव

देणाऱ्याचे नांव

हस्ते असल्यास त्यांचे नांवपत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक

मुद्रांक दिकत घेणाऱ्याची सही

क्या कारणासाठी ज्यांनी मुद्रांक खरेदी

केला त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासुन ६ महिन्यात वापरणे

आवश्यक आहे.

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:- मुद्रांक विक्रेत्याची सही

:- नांव : सुनिता के. आत्मारामाणी

:- परवाना क्र. 9292099

:- पत्ता : कात्रप बदलापुर (पूर्व)

PNR Group Developer's

A.T. Zanje

100

839

A.T. Zanje

S. Badshah

11 8 APR 2024

NOTARY

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Suresh Mahadeo Mohite the (Secretary/Treasurer) that has undertaken the proposed project – Om Sumukh Darshan CHSL (Redevelopment)

I, Mr. Suresh Mahadeo Mohite, Secretary/Treasurer the proposed project – Om Sumukh Darshan CHSL hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the Redevelopment of the project is proposed.

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. The project land is free from all encumbrances;

3. The promoter undertakes to complete the project on or before 31st December 2026.

4. For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

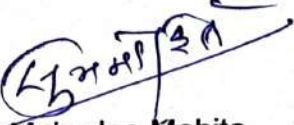
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal have been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. 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. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.


Mr. Suresh Mahadeo Mohite
(Secretary/Treasurer)

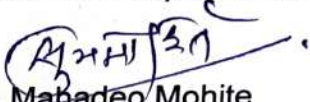


Deponent

Verification

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

Verified by me at Badlapur on this day of 19/04/2024


Mr. Suresh Mahadeo Mohite
(Secretary/Treasurer)

Deponent



BEFORE ME

NILEEMA J. SARANGA
Advocate & Notary
Ward No. 3, Mohan Niwas,
Near Vangani Railway Station, Vangani (E),
Ambarnath Thane-421 503, Maharashtra.
Mob: 9650670809
Reg. No. 15960

NOTED & REGD.
Sr. No. 554 of 2024

19 APR 2024