

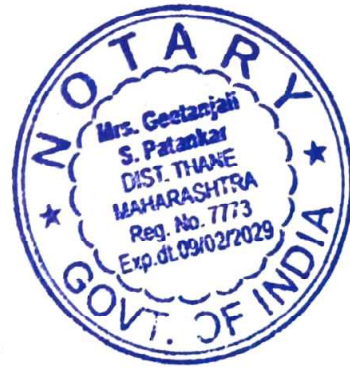
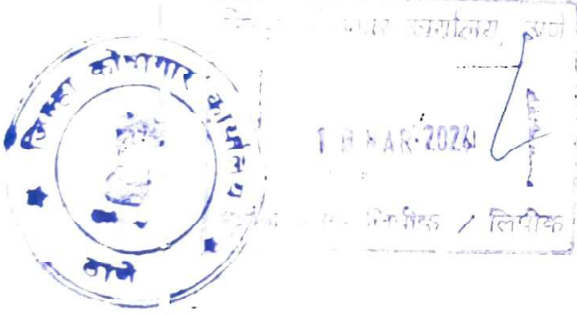


महाराष्ट्र MAHARASHTRA

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26 MAR 2024

95AA 723961



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. Vinay G. Verma and Mr. Gurucharan Verma Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.

I, M. Vinay G. Verma and Mr. Gurucharan R. Verma Promoter of the proposed project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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

जासत्र-१/Annexure -1

पंजीयन प्रमाणपत्राची

मुद्रांक विक्रीची नोंद घेई अनु क्रमांक 162905 दिनांक 26 MAR 2024

मुद्रांक विक्रीत पेश्याची नाव HARISH SHUKLA

रहिवासाचा पत्ता व सद्दी Advocate High Court

101, Shiv Krupa Society,

Kandiwali(E); Mumbai-4001 11

परवाना धारक मुद्रांक विक्रीसाठी पात्र व सद्दी व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. विनोद वि. शिंदे
पत्ता नं. १२, मंगलपूर रोड, वीरार-३,
मुद्रांक नं. १६२९०५, मुद्रांक म. ९००२९४९०४४
सारणीय कार्यसूची, नोंद घेई मुद्रांक विक्रीची नोंद घेई मुद्रांक विक्रीची आवश्यकता नाही
(मुद्रांक नं. ०१/१६२९०५)

ज्या कारणासाठी ज्यांनी मुद्रांक सद्दीची नोंद घेई त्यांनी त्याच कारणासाठी

मुद्रांक सद्दीची नोंद घेई आणि मर्यादा आत बांधणे बंधनकारक आहे



OR

Mr. Vinay Verma have/has a legal title to the land on which the development of the proposed project 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.

- That, the said land is free from all encumbrances.

OR

That, details of encumbrances none including details of any rights, title, interest or name of any party in or over such land, along with details.

- That the time period within which the project shall be completed be me/promotor is 36 months. i.e. 31/03/2027
- 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.
- 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.
- 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.
- 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.

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

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

- 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.

ATTESTED BY ME

Mrs. Geetanjali S. Patankar

B.Sc. LL.B.

ADVOCATE & NOTARY

I, the deponent above, do hereby verily 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 fact

Verified on this..... day of.....

GRRS NIRMAL PVT. LTD.

Auth. Signatory / Director

Verification

GRRS NIRMAL PVT. LTD.

Deponent

Auth. Signatory / Director



15 APR 2024