भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 85AA 030435

जिल्हा कोषागार कार्यालय, ठाणे
5 FEB 2024
मुख्य प्रमुख लिपीक / लिपीक

जिल्हा कोषागार कार्यालय ठाणे

NOTARY GOVT. OF INDIA

FORM -'B'
[See rule 3(4)]

Affidavit cum Declaration

I, **Mr. Himadri Sakti Banerjee** Age 63 Years Occupation: Business, Indian Inhabitant Having Residence address at Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706. Chairman of Drishtant Co-operative Housing Society Limited, (here in after referred to as Promoter) duly hereby solemnly declare, undertake and state as under;

NOTARY GOVT. OF INDIA

DRISHTANT CO-OP. HOUSING SOCIETY LTD. Reg. No. TAN/HSG(T.C.)/747/1985-89

DRISHTANT CO-OP. HOUSING SOCIETY LTD.
Treasurer

1. That, Promoter has a legal title to the land on which the development 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. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by Promoter is 30th November 2025.

4. That, seventy per cent of the amounts realized by 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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, promoter shall take all the pending approvals on time from the competent authorities.

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

10. That, 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

DRISHTANT CO-OP. HOUSING SOCIETY LTD.

Treasurer

DRISHTANT CO-OP. HOUSING SOCIETY LTD.

Verification

I, Himadri Sakti Banerjee, Age 63 years, Occupation: Business, Indian Inhabitant having residence address at Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706. Chairman of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED (i.e. Promoter of the aforesaid Project) 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 by me on this 7th day of February 2024

Deponent

DRISHTANT CO-OP. HOUSING SOCIETY LTD.

Treasurer

DRISHTANT CO-OP. HOUSING SOCIETY LTD. Reg.No. TAN/HSG(T.C.)/ 747/1985-89

ATTESTED BY ME

9 FEB 2024

Adv. ASHOK P. GAYKAR
B.Com., LL.B., GDC&A
NOTARY GOVT. OF INDIA
Regn. No. 5873

NOTARY GOVT. OF INDIA
A.P. GAYKAR
Mumbai
Exp. Dt. 12/5/28