



महाराष्ट्र MAHARASHTRA

2023

57AA 625531

Treasury Allotment Date and No. 03.07.2023 (57AA 625531)

Serial No. 28842/23 Date: 04/07/2023

Nature of Document/Article No.

Whether it is to be Registered

Property Description in brief

Stamp Purchaser's Name

If through other person then Name & Address

Name of the other Party

Stamp Duty Amount

Stamp Purchaser's Signature and Date

If Registrable Name of S R O

As per the Document

Sagar Enterprises

Rani Mansion,

1st Floor, Murbad Road,

Rs. 100/- **KALYAN-421301.**

Shri Jay R. Birwadkar, Stamp Vendor, Ls. No. 1206030

Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (ph) 0251-2350034

उप कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन सहा महीन्यात वापरणे बंधनकारक आहे.

उप कारणासाठी अधिकारी

FORM 'B'

[Seerule 3(4)]

- 3 JUL 2023

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 M/s. SAGAR ENTERPRISES (Partnership Firm) Through its partners 1. Mr. Moiz Hasan Zojwalla, 2. Mr. Assan Tuljaram Aswani & 3. Mr. Manoj Assan Aswani are duly authorized promoter of the proposed project, vide their authorization dated 31st July, 2023. (Proposed Project as Anant Sagar Building "E")

We Partners of M/s. SAGAR ENTERPRISES (Promoter / Developers),

1. Mr. Moiz Hasan Zojwalla residing at 703, Riddhi Apartment, Opp. Old Lourdes Church, Kalyan West - 421301,
2. Mr. Assan Tuljaram Aswani residing at G-04, Konark Park, Dhole Patil Road, Pune-411001,

(Signatures of Moiz Hasan Zojwalla, Assan Tuljaram Aswani, and Manoj Assan Aswani)

3. **Mr. Manoj Assan Aswani**, residing at G-03, Konark Park, Dhole Patil Road, Pune- 411001

As Promoter of the proposed project (Proposed Project as Anant Sagar Building "E")

do hereby solemnly declare, undertake and state as under:

1. That Promoters have a legal title to the land on which the development of the project is proposed

OR

Have 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.

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

OR

That details of encumbrances including details of any rights, title, interest or name of party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is

31/03/2026

4. That seventy percent 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 promoters 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoters shall take all the pending approvals on time, from the competent authorities.
9. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]*

10. That promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kalyan on 31 Day of July, 2023

Mr. Mojiz Hasan Zoiwalla
(Partner/Promoter)

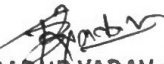
Mr. Assan Tuljaram Aswani
(Partner/Promoter)

Mr. Manoj Assan Aswani
(Partner/Promoter)



BEFORE ME




RAMBAHADUR YADAV B.Sc., LL.B
ADVOCATE AND NOTARY
B/13, Zojwala Shopping Centre,
Sahajanand Chowk, Kalyan (W), Dist. Thane
Sr. No. KH/1812 Date 27 NOV 2023

27 NOV 2023

