भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 HUNDRED ONE

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY SANJEEV C MISHRA THANE DIST. MAHARASHTRA Regd. No. 6778 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 03AB 086215

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी
कल्याण

17 AUG 2024

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

9 AUG 2024

FORM 'B'

Affidavit cum Declaration

I, **Shri Anant Gaurushet Hardas** residing at Sant Ram Maruti Chowk, Dudh Naka, Kalyan (West), 421301 (Landowner/Promoter) of the proposed project **ANANT SAGAR – BUILDING "E"** located at Survey No. 4 Hissa No. – 1/A/3 (Old Survey No.– S. No. 4 Hissa No – 1/A), Plot No.– B , At Kolivali , Taluka Kalyan, Dist Thane – 421301 , duly authorized by the promoters of project do hereby solemnly declare, undertake and state as under:

NOTARY Sanjeev C. Mishra Thane Dist. Reg.No. 6778 Exp. 22/09/2028 GOVT. OF INDIA

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1. That, I, **Shri. Anant Gaurushet Hardas** (Landowner/Promoter) have a legal title Report 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 project land is free from all encumbrances.

3. That the project shall be completed by Promoter in the stipulated time dated 31-03-2026 as mentioned in the registration of the Project.

4. A) That for a New Project –

   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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilized for the project and the withdrawal has 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 promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

NOTARY Sanjeev C. Mishra Thane Dist. Regd. No. 6778 Exp. 22/09/2028 GOVT OF INDIA

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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.

Deponent.



VERIFICATION

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

Verified by me at Kalyan on 09th Day of August, 2024.

Explained & Identified By Me

Deponent.



NOTARY
Sanjeev C. Mishra
Thane Dist.
Reg.No. 6778
Exp. 22/09/2028
GOVT. OF INDIA

ATTESTED BY ME
9-8-24
Sanjeev Kr. C. Mishra
NOTARY
Government Of India
Thane-Dist.

9 AUG 2024

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