

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UA 798301



प्रधान मुद्रांक कार्यालय, मुंबई.
प.म.वि.क्र. ८०००००७
21 SEP 2018
सक्षम अधिकारी

FORM 'B'
[See rule 3(6)]

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

श्री. प्र. ना. चिंचघ.

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Chandresh Ramniklal Gala, promoter of the proposed project.

I, **Mr. Chandresh Ramniklal Gala,** a **Director of M/S. Density Realty Pvt. Ltd.** having my office at **Office No. 06, Ground Floor, Anand Shopping Centre Premises Co-operative Society Ltd., Daftary Road, Gaushala Lane, Malad (East), 400 097;** a promoter of the proposed project do hereby solemnly declare, undertake and state as under:



जोडपत्र-१/Annexure-I

- 3 OCT 2018

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
Serial No./Date)

0233

- 3 OCT 2018

मुद्रांक विकत घेणाऱ्याचे नाव, पत्ता व सही
(Stamp Purchaser's Name, Place of Residence & Signature)

श्री. राजेंद्र गणपत शिंदे परवानाधारक मुद्रांक विक्रेता

परवाना क्रमांक एल.एस.व्ही.-८०००००७

अन्नपूर्णोत्सव चाळ, रूम नं. ४, एस.व्ही. रोड, नॅशनल सेअरटेकर्स जवळ, मालाड (पश्चिम), मुंबई-४०० ०६४.

नवीन परवाना अद्याप मिळाला नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

या कारणासाठी जर्मनी मुद्रांक खरेदी केला त्याच कारणासाठी मुद्रांक वैध

स्थानसूत्र ६ महिन्यात दस्तऐवज होणे बंधनकारक आहे.

Tel.: 2880 7359 / Mob. 9820141066

M/s. Density Realty Pvt. Ltd.
Add. Office No. 05, Ground Floor, Anand Shopping Centre, Premises Co-op. Soc. Ltd., Dattary Road Gaushala Lane, Malad (East), 400 097

GOVT. OF INDIA

1. According to Title Investigation Report and Property Registration Cards of the property of the proposed project situated at **C.T.S. No. 328 & 329, Village Malad (E), Taluka Borivali,** Holder / Kabzedar namely Government of Maharashtra have a legal title Report to the land and on which the development of the proposed project (consisting of rehab components and saleable components) Composite Building is to be carried out under clause 33(10) of The Development Control Regulations of Brihanmumbai of year 1991 under Slum Rehabilitation Authority (S.R.A) Scheme and Accordingly, **MAGIC SQUARE.** Formed and the said society has entered in to Development Agreement with M/S. Density Realty Pvt. Ltd. as developer of the said project consisting of (consisting of rehab components and saleable components) Composite Building 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 project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project;

4. (b) 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.

6. That I / 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 has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/S. Density Realty Pvt. Ltd.,

(Chandresh Ramniklal Gala)
Director.

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 on this Day 20th Month Feb, Year 2019.

For M/S. Density Realty Pvt. Ltd.,

(Chandresh Ramniklal Gala)
Director.

Deponent.

BEFORE ME
YADVESH CHANDRA DUBEY
ADVOCATE & NOTARY
GOVT. OF INDIA
20/2/19