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भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

Rs. 500

DICIAL



महाराष्ट्र MAHARASHTRA

2024

CY 214551



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९९
- 2 JAN 2025
सक्षम अधिकारी

श्रीमती सुषमा चव्हाण

"The Stamp paper is an essential component of the Affidavit cum Declaration."

Imit



009786

- 9 JAN 2025

जॉइंट-१ / Annexure - I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण / पत्ता: सौ. कांचन हर्षद बोंगाले

शां. नं. २, बिल्डींग नं. ४, कोलपट्टी, मिसामार,

साईबाबा मंदिर जवळ, (अनवर बादा (पूर्व) मुंबई - ४०० ३५१.

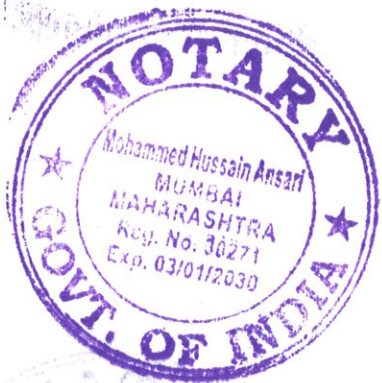
शासकीय कार्यालयसमोर / न्यायालयासमोर प्रातिज्ञापत्र सादर करणेसाठी

मुद्रांक लागूदाचे आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००४)

नूसार ज्या करणासाठी ज्यानी मुद्रांक शुल्क खरेदी केली त्यानी त्याच कारणावर

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

SHREE SHUDHIVINAYAK CLASSIC CONSTRUCTION PVT. LTD.
1002, Wing-B, 10th Floor Marathon Futurex,
N M Joshi Marg, Lower Parel,
Mumbai - 400 013



FORM 'B'

Promoter: M/s. Shree Siddhivinayak Classic Construction Pvt. Ltd.

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**

Affidavit cum declaration

Affidavit cum declaration of **Mr. Amit M Ruparel** authorised signatory of **M/s. Shree Siddhivinayak Classic Construction Pvt. Ltd.** promoter of the proposed project known as **Ruparel Pride** duly authorised by the promoter of the proposed project, vide their board resolution dated: **14th March 2024**.

I, **Mr. Amit M Ruparel** duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a title report to the land on which the development of the project is proposed "**Ruparel Pride**"

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.

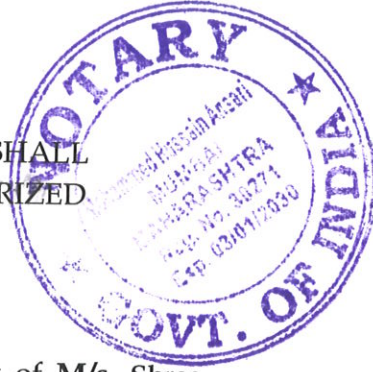
2. That the project land is free of all encumbrance.
3. That the time period within which the project shall be completed by me/promoter is **31st December, 2025**.
4. (a) for new projects:

That seventy percent of the amounts realised 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.

(b) for ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised herein after 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.

(ii) That entire of the amounts to 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. Since the estimated receivable of the project is less than the estimated cost of completion of the project.



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 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.
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 the rule 3 of these rules, within seven days of the said changes occurring.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


(Authorised signatory)
Deponent

Verification

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

Verified by me at Mumbai on 15th day of January, 2025.

BEFORE ME


Mohammed Hussain Ansari
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 30271
93-G-32 Malwani Vihar, Malwani CHSL.,
Malwani MHAOF, Malwani, Mumbai-400 095



Reg. No.	1	1
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Date: 15/1/2024.		

SEEN ORIGINAL
PAN / ADHAR / ELECTION
CARD / DRIVING LICENSE,
/ CARD / PASSPORT POA
Bearing No. AAWCS16952
Dated 15/1/2024
For Verification 