भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE

पाँच सौ रुपये

सत्यमेव जयते

INDIA NON JUDICIAL

NOTARY NAZMA KHAN DIST. MUMBAI REG. NO. 8311 Commission Expires on: 22-09-25 GOVERNMENT OF INDIA

महाराष्ट्र MAHARASHTRA © 2023 ©

CD 270099

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

8 JAN 2024

मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY NAZMA KHAN DIST. MUMBAI REG. NO. 8311 Commission Expires on: 22-09-25 GOVERNMENT OF INDIA

FORM 'B'

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.NITIN BHIVA KSHIRSAGAR** promoter of the proposed project;

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जोडपत्र - २

11 JAN 2024

मुद्रांक विक्री नोंदवही अनुक्रमांक 62480 दिनांक .....

दस्ताचा प्रकार ..... Bond .....

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मिळकतीचे थोडक्यात वर्णन ..... Bhandup .....

मुद्रांक विकत घेणाऱ्याचे नांव ..... Nitin Kshisagar .....

हस्ते असल्यास त्यांचे नांव, पत्ता ..... Shrikant Kakde .....

सही ..... 8970941050 .....

दुसऱ्या पक्षकाराचे नांव .....

मुद्रांक शुल्क रक्कम .....

परवानाधारक मुद्रांक विक्रेत्याची सही-

(श्री. शंकर साहेबराव यादव) .....

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

परवाना क्रमांक - १२०१०३१

ज्या कारणाराठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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I, Mr. Nitin Bhiva Kshirsagar promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title report to land on which development of proposed project is to be carried out.

AND

a legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorized by land owner along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances.

3. That the project shall be completed by the extended time by 29th December,2024.

4. (a) For new projects:
That seventy per cent of amount realized by promoter for Real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

5. That amounts from separate account shall be withdrawn in accordance with Rules framed by State Government.

6. That promoter shall get accounts audited within six months after 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 audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

7. That promoter shall take all approvals on time from competent authorities.

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

M/S. ANUSHKA DEVELOPERS

Deponent

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 Mumbai on this 08th day of January, 2024.

M/S. ANUSHKA E... OPERS

Deponent

BEFORE ME

NAZMA KHAN
B.Sc. LL.B.
ADVOCATE & NOTARY
Regd. No. 8311
Shop No. 32, Kedy Shopping Center,
Bellasis Rd, Nagpada, Mumbai-400 008.

NOTARY
NAZMA KHAN
DIST. MUMBAI
Regd. NO. 8311
Commission Expires on : 22-08-25
GOVERNMENT OF INDIA

12/01/24
SAURABH SINGH
Adv. High Court
SINGH ENTERPRISES
Dr. Badwalk Compound,
Opp. Arihant Bank, LBS Marg,
Bhandup (W),Mumbai - 400 078

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