भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE

पाँच सौ रुपये RS.

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CV 202443

जिल्हा कोषागार कार्यालय ठाणे

- 2 DEC 2024

मुद्रांक प्रमुख लिपीक / लिपीक

20रु. Rs.5 INDIA

NOTARY NIAZMA KHAN DIST. MUMBAI REG. NO. 8311

GOVERNMENT OF INDIA

FORM 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANYPERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. NITIN BHIVA KSHIRSAGAR** promoter of the proposed project;

M/S. ANUSHKA DEVELOPERS

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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 30th June, 2025.

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 That amounts from separate account shall be withdrawn in accordance with Rules framed by State Government.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

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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___day of December 2024.

M/S. ANUSHKA PRINTERS

Deponent

23/12/24

SAURABH SINGH
Adv. High Court
SINGH ENTERPRISES
Dr. Badwaik Compound,
Opp. Arihant Bank, LBS Marg,
Bhandup (W), Mumbai - 400 078

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

BEFORE ME

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

Noted & Regd.:
Sr. No.: 1200-12-24

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