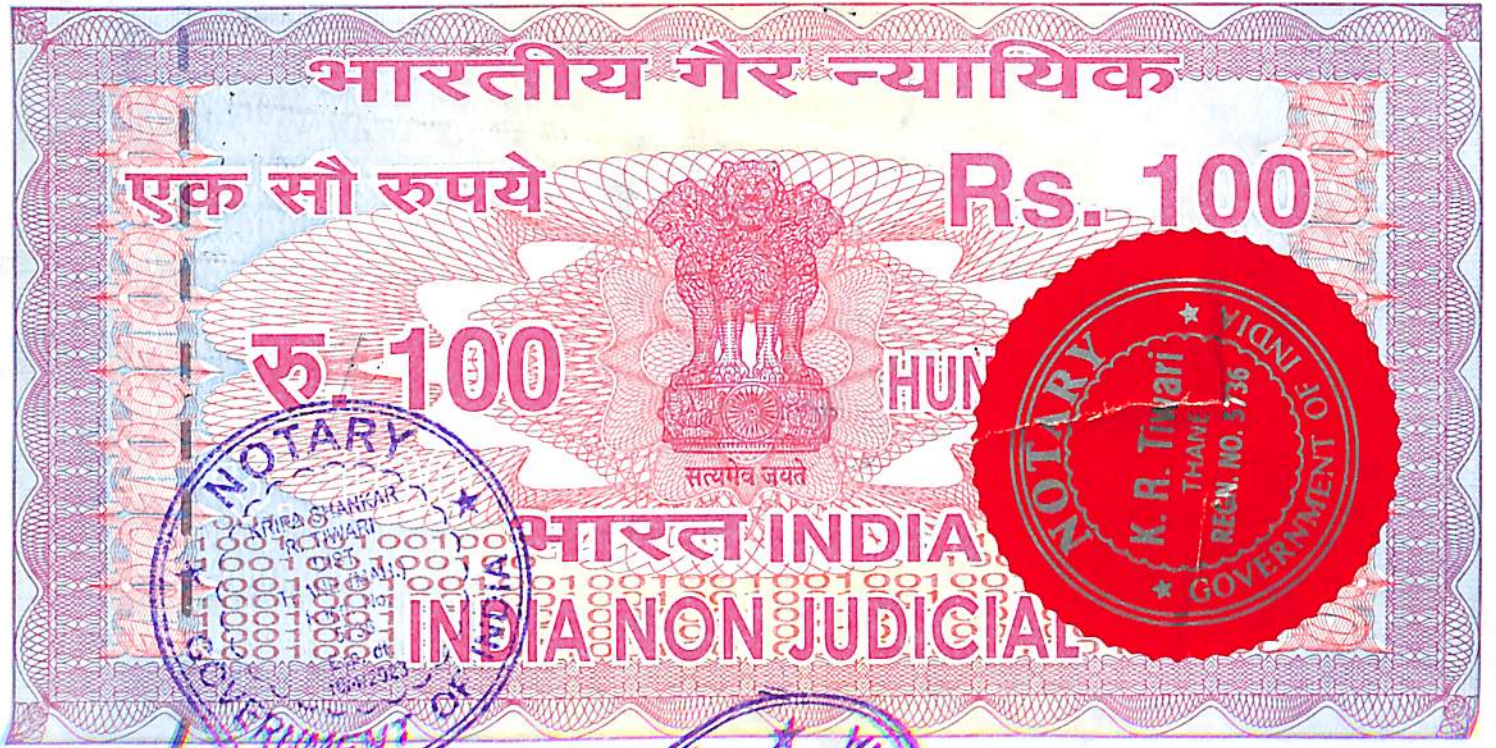




महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय,
- 8 MAY 2019
मुद्रांक प्रमुख लिपीक / फि



FORM 'B'

[Sec 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

I Mukesh Juharmal Parmar, occupation: business office at Rudraksha, D/101, Building No. 10, Suhashini Pavaskar Road, Vaishali Nagar, Dahisar (East) Mumbai. 68 the designated partner of M/s. Raj Universal do hereby solemnly declare undertake and state as under:

1. I say that M/s. Arkade Associates (hereinafter referred to as the "Owners") are seized and possessed of FSI otherwise well and sufficiently entitled to all the piece or parcel of FSI admeasuring 92246 sq. Fit. As Carpet. Development right of the Building No. 11 or thereabouts FSI bearing CTS No. 2776-B & 2776-D situated at Village Dahisar taluka Borivali District Mumbai (hereinafter referred to as "F.S.I."). I have enclosed authenticated copy of title certificate stating encumbrance along with copy of Index II.

mukesh jf

जाडपत्र-२

मुद्रांक विक्री नोंदवही अनुक्रमांक..... दिनांक.....

दस्तावा प्रकार 083543

दस्त नोंदणी करपार ओलत का ? :- होय / नाही

मिळकतीचे शोडकवात वर्णन RAJ ANSHAY

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता 002-B/39, Dreamland, Shanti Nagar, Sector-11

दूसऱ्या पक्षकाराचे नांव व पत्ता Mira Road (E), Thane-401107.

हस्तो असल्यास त्यांचे नाव, पत्ता.....

हस्ते सही

परवानाधारक मुद्रांक विक्रेत्याची सही - (प्रमोद आर. हुवे)

परवाना क्रमांक-१२०१०४७, मुद्रांक विक्रीचे पत्ता आवेष्टक कृपा, शांती नगर, मीरा रोड (पूर्व), ठाणे.



मुद्रांक विक्री नोंदवही अनुक्रमांक..... दिनांक.....

7 MAY 2019



2. Development Agreement. Agreement between Owners and Promoter for development of real estate project as a part of online application for registration of project;
3. That the project Land is free from all encumbrance;
4. That the time period within which the project shall be completed by promoter is **31st December, 2021,**
5. We declare and state that entire of the amounts to be realised hereinafter 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;
6. We declare and state that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Regulation of Real Estate Agents, Rates of Interest and disclosures on Website) Rules, 2017;
7. We say and declare 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 utilised for the project and

महेश ग. -



the withdrawal has compliance with the proportion to the percentage of completion of the project;

8. We say declare that the promoter shall take all the approvals on time, from the competent authorities.
9. We say and declare 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.
10. We say and declare that the promoter has furnished such other documents as have been prescribed by the rule and regulations made under the Act.
11. We say and declare 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

[Handwritten signature]

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 Mira Road on this _____ day of June, 2019

E 2 JUL 2019

[Handwritten signature]

Deponent



[Handwritten signature]
KRIPA SHANKAR R. TIWARI
ADVOCATE & NOTARY
Off.: A-5/14, Sec.7, Shanti Nagar, Mira Rd. (E).
Resi.: D-17/503, Shanti Vihar, Mira Rd. (E),
Thane - 401107. Mob: 9869560870

F-2 JUL 2019