



महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय, ठाणे
- 3 JAN 2019
मुद्रांक प्रमुख लिपीक / लिपीक

3/1/2018

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मुद्रांक विभाग निदेशित अंगीकृत
मसलता प्रकार
दस्ता नोंदणी करणार आहे का? - ☒ ज्ञेय / नाही
विहकतीचे कोड/प्रकार दर्शवत
मुद्रांक विभाग घेणाऱ्याचे नाव
हस्त अक्षर/पास लॉकेट/नाम, पत्ता
सही
बुला वा व्यवहारार्थ नसत
मुद्रांक शुल्क रक्कम
परवानाधारक मुद्रांक दिव्यादी सही (सी. शिल्पा एस. नाईक)
तसेच मुद्रांक दिव्यादी विभाग/कला : नाईक कमलेश्वर सेंटर, शांभू नं. 2, माऊंट रोड, विलीज, मुलुंद (पश्चिम) (पत्रांक नं. : 1201033) भवानी चौक, टेंबी नाका, ठाणे (म)

(ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात कापणे घेऊन घ्यावे आहे.)



AFFIDAVIT CUM DECLARATION OF PROMOTER'S

I, **SANJAY VASANT THAKKAR** age - 53 Years, having office address at
503, Eximlink, Mulund Goregoan Link Road, Nahur (West), Mumbai 400 078,
is Partner of the Firm, M/s Labh Enterprises and duly authorised Promoter of
the proposed Project at CTS No. 1370 & 1409 of Village Mulund (W), Valji
Ladha Road, Mulund (West), Mumbai - 400 080, do hereby solemnly declare,
undertake and state as under:



NOTARIAL

NOTARIAL

1. That we have a legal title Report to the land on which the development of the project is proposed 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 on or before 31ST DEC 2022 the said project shall be completed by promoter
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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
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 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 rule 3 of these rules, within seven days of the said changes occurring.
9. That the promoters have 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.

For M/s. LABH ENTERPRISES

Sanjay V. Thakkar

Sanjay V. Thakkar
PARTNER

LABH ENTERPRISES

503, Eximlink,
Malund Goregaon Link Road,
Opp. Indira Container Yard,
Nahur (West), Mumbai-400 078



Verification

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

Verified by us at on this day of 25th Feb. 2019

Sanjay V. Thakkar

For M/s. LABH ENTERPRISES

PARTNER

LABH ENTERPRISES

502, Edegaon,
Weland Goregaon Link Road,
Opp. Indira Container Yard,
Vihar (West), Mumbai-400 078



For M/s LABH ENTERPRISES

PARTNER