

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ UY 076804

NOTARY K. P. PAL GR. MUMBAI REG. No. 9142 Exp. Dt. 16/11/2021 GOVT OF INDIA

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प्रधान मुद्रांक कार्यालय, मुंबई
17 MAY 2019
सक्षम अधिकारी

श्री. सी. टी. अंबेकर

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 **M/s. Shraddha Landmark Pvt Ltd (Authorized Signatory Mr. Sudhir B Mehta)** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22nd June 2019;

I, Mr. Sudhir B. Mehta promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

/Annexure-I

फक्त प्रतिज्ञापत्रासाठी / Only For Affidavit

१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
(Serial No./Date)

२) मुद्रांक विकत घेणाऱ्याचे नांव व रहिवाशांचा पत्ता व सही
(Stamp Purchaser's Name/Place of residence & Signature)

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता
परवाना क्रमांक ८०००० १६
मुद्रांक विक्रीचे ठिकाण/पत्ता:
बांद्रा बार असोसिएशन, भास्कर बिल्डींग, २रा माळा, सीनियर चेंबर, बी. राजेश गोपाळ गायकवाड
बांद्रा मेट्रोपॉलिटन मॅजिस्ट्रेट कोर्ट, ए. के. मार्ग, वांद्रे (पुर्व), मुं. ४०० ०५१.
शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक कागदाची आवश्यकता नाही.
(शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

12 7MAY 2019

SHRADDHA LANDMARK PVT. LTD
Sai Heritage 301, Tilak Road,
Above Axis Bank, Next to Kotak Bank
Ghatkopar (E), Mumbai - 400 077

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NOTARIAL

K. P. PAL
GR. MUMBAI
REG. No. 9142
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1. We have a legal title Report to the land on which the development of the proposed project is to be carried out 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 time period within which the project shall be completed by promoter from the date of registration of project i.e. 31st December, 2023 ;

3. (a) For new projects :

That seventy percent of the amounts realized 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.

(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 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.~~

OR

~~(ii) That entire of the amounts to be 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 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 promoter have 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.

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 15 JUL 2019 on this _____ day of 2019.

Deponent

NOTARY
K. P. PAL
GR. MUMBAI
REG. No. 9142
Exp. Dt. 16/11/2021
GOVT. OF INDIA

BEFORE ME
15/07/2019
K. P. PAL
Advocate & Notary
Govt. of India
R. No. 5, Ratan Kashi Niwas,
Anand Nagar, S. S. Road,
Bandup (W), Mumbai - 400 078.
15 JUL 2019