भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON

महाराष्ट्र MAHARASHTRA

VT 721987

JAGDISH TRYAMBAKRAO DONGARDIVE
GOVT. OF INDIA
Reg. No. 10302.
NOTARY

JAGDISH TRYAMBAKRAO DONGARDIVE
GOVT. OF INDIA
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प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८०००२१
24 SEP 2019
सक्षम अधिकारी

FORM 'B'

(See Rule 3(4))

श्री. सी. टी. आंबेकर

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. Jitendra Kisan Thakur promoter of the proposed project / duly authorized by the promoter of the proposed project, vide his authorization dated 23/03/2017.

I, Mr. Jitendra Kisan Thakur promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That/promoter have/has a legal title to the land on which the development of the project is proposed. M/s. Radheya Construction Co. have a legal title to the land on which the development of the proposed project is to be carried out on plot of land bearing C.T.No. 2250/A of Village Eksar, D. N. Mhatre Road, Sainath Nagar, Off. Eksar Road, Borivli West, Mumbai 400 103 AND a legally valid authentication of title of such land along with an

000176

14 OCT 2019

जोडपत्र- /Annexure-I

फक्त प्रतिज्ञापत्रासाठी Only For Affidavit

मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक
Sales Register Serial No/Date: 14 OCT 2019

मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता व सही
Stamp Purchaser's Name/Place of Residence & Signature

M/S. RADHEYA CONST. CO.,
118, Goyal Shopping Arcade,
S. V. Road, Opp. Borivli Rly. Stn.,
Borivli West, Bombay - 400 092.
Tel. No. 801 23 85 / 801 05 17

बोरीवली ॲडव्होकेट बार असोसिएशन परवानाधारक

मुद्रांक विक्रेता, परवाना क्रमांक: LSV-८०००२९

ॲडव्होकेट बार रूम/इंटरकॉम रूम, बोरीवली कोर्ट लेन,
बोरीवली कोर्ट, बोरीवली (प.), मुंबई-४०० ०९२.

ज्या कारणासाठी जास्तीत मुद्रांक खरेदी केला त्यांत कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

Gaurav Shinde

JAGDISH TRYAMBAKRAO DONGARDIVE
GOVT. OF INDIA
Reg. No. 10302.
NOTARY
Rs.10 TEN RUPEES
Rs.5 FIVE RUPEES

authenticated copy of the Agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is December, 2023.

4. That seventy per cent of the amounts realized by promoter for the real estate project of the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost shall be used only for that purpose.

5. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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

8. That promoter shall take all the pending approvals on time from the competent authorities.

9. That promoter have / has furnished such other documents as have been documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

VERIFICATION

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 14th October, 2019.

ATTESTED BY ME

JAGDISH TRYAMBAK DONGARDIVE
Advocate & Notary, (Govt. Of India)
Saraswati Chawl, Kranti Nagar,
Zopadpatti, Akurli Road,
Kandivali (E), Mumbai - 400 101
(Maharashtra)

14 OCT 2019

Deponent.

JAGDISH TRYAMBAKRAO DONGARDIVE
GOVT. OF INDIA
Reg. No. 10302.
NOTARY