भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ VT 654903

NOTARY
Name: Bidhu Panicker
Area : Wadala (E)
Maharashtra
Regn. No. 10324
Expires on
24.10.2023
GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई.
प.म.वि.क्र. ८०००००२
30 AUG 2019
सक्षम अधिकारी

श्रीमती उलका पाटील

FORM 'B' [See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Asif Gani Deraiya, Director of Deraiya Realtors Private Limted promoter of the proposed project known as Nehru Nagar Guruprasad C.H.S. Ltd. situated on the plot bearing CTS No. 12 (pt), Survey Nos. 229 and 267, Village and Taluka- Kurla, Mumbai Suburban District, Mumbai - 400 024 / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17th October 2019.

I, Asif Gani Deraiya 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 I / promoter have/ has a legal title Report to the land on which the development of the project is proposed

   OR

   have/ has a legal title Report to the land on which the development of the proposed project is to be carried out

   AND

13 SEP 2019

जोडपत्र-१ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Afidavit

मुद्रांक विकत घेणाऱ्याचे नाव Mr. Asif Devanjan Munshi

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रिबाबतची नोंद वही अ.क्रमांक 230 दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रित्याची सही

परवाना क्रमांक : ८०००००२

मुद्रांक विक्रीचे ठिकाण/पत्ता : 34 विपुल एस. मोंडकर

युकलॉ चेंबर्स, एल.बी.एस. मार्ग, घाटकोपर, मुंबई - ४०० ०७७

13 SEP 2019

शासकीय कार्यालयासमोरील/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी 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.

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

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 the time period within which the project shall be completed by me/promoter from the date of registration of project is on or before December 2024.

4. That seventy per cent of the amounts realised 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 utilized for the project and the withdrawals have been in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That I /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 DERAIYA REALTORS PVT. LTD.

Director

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 Mumbai on this ~~22nd~~ 4th November day of ~~October~~, 2019.

For DERAIYA REALTORS PVT. LTD.

Director

Deponent

BEFORE ME

BIDHU PANICKER
B.Com. LL.B.
ADVOCATE HIGH COURT
NOTARY (Govt. of India)
Res: 303, Sandeep Apt., Plot No. A/197,
Sector-20, Near Balaji Temple,
Nerul (W), Navi Mumbai, Maharashtra.

- 4 NOV 2019

Notary Reg. Sr. No. 8929/2019
In Book No. VIII