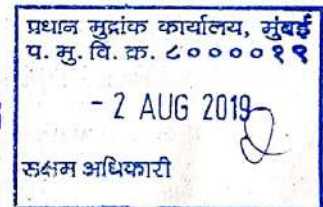




महाराष्ट्र MAHARASHTRA

2019

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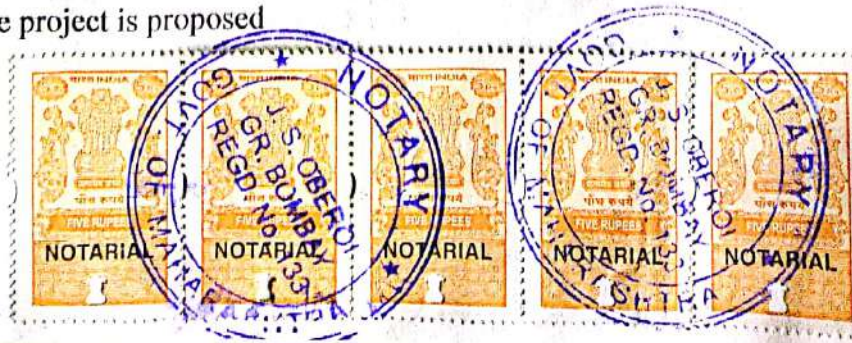
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. MR. DHRUVA MAHENDRA RATHOD promoter of the proposed project / duly authorized by the promoter MR. MAHENDRA VALJI RATHOD by Special Power of Attorney of the proposed project, vide its/his/their authorization dated – 19/09/2016.

I, 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



जोड़पत्र-१ Annexure-1

फक्त प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे पत्ता

मुद्रांक विक्रीक्रमांक

Mahesh Chy
21 AUG 2019
Rahool



मुद्रांक विकत घेताना
परचालना क्रमांक

मुद्रांक विकत घेताना

किर्ती/विशाल पाटील

मुद्रांक विक्रीचे दिनांक

पहिला भाग

मुद्रांक-४०० ००२

शाराणीय कार्यसंस्थान/संस्थानासमोर प्रतिज्ञापन सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (शाराण आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
नापासून ६ महिन्यात वापरणे बंधनकारक आहे





have/has 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 project land is free from all encumbrances.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter From the date of registration – 25/12/2023.

4. (a) For new projects :

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.

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

8. That I/ 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 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.

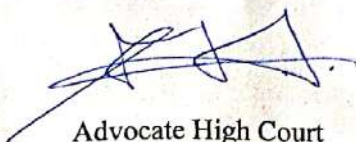
Whatever stated hereinabove is true and correct to my own knowledge and I believe the same to be true and correct.

Solemnly affirmed at Mumbai)

This 21st day of August, 2019)

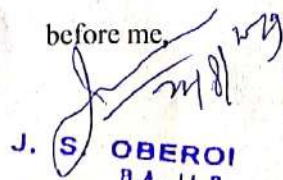


Identified by me,



Advocate High Court

before me,


J. S. OBEROI
B.A., LL.B.

Advocate & Notary
701, D-Wing, Trans Residency,
Bldg. No. 1, Subhash Nagar, MIDC,
Andheri (E), Mumbai - 400 093.



NOTARIAL REGISTER SR. NO. 5578/2019
BOOK NO. 6