

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

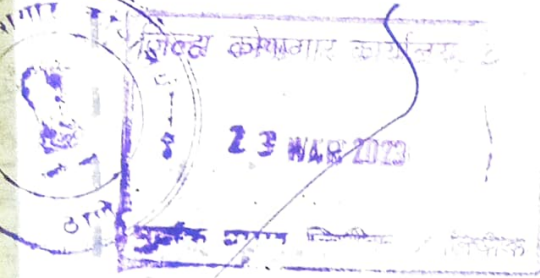


भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022 24 MAR 2023

43AA 640732



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 Mr. Ansari Shahbaz Abdul Wali duly authorized by Shreeji Buildcon Projects Private Limited the promoter of the proposed project "Emerald Castle" vide its/his/their authorization dated 30/03/2023.

I, Mr. Ansari Shahbaz Abdul Wali duly authorized by Shreeji Buildcon Projects Private Limited the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

जॉइन्ट-9/ Annexure-I
फक्त प्रतिज्ञापनासाठी

24 MAR 2023

मुद्रांक विक्री नोंद वही अनु. क्रमांक दिनांक

मुद्रांक विकत घेणान्याचे नाव..... **B. R. KASHID**

B.Com (Hons) LLB

रहिवासाचा पत्ता व राही..... **ADVOCATE HIGH COURT**

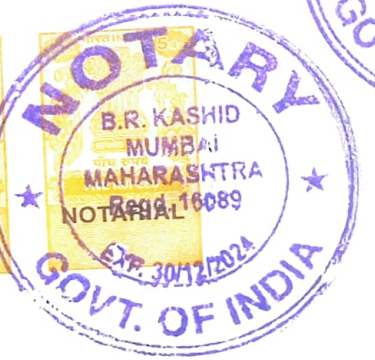
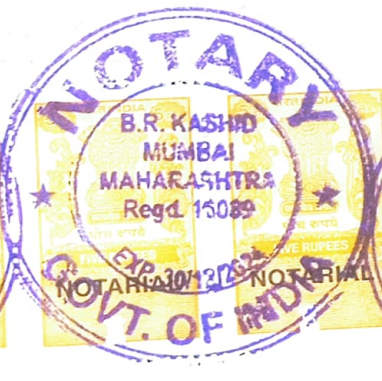
Shop No.2, Railway Shopping Centre
Mankhurd, Mumbai-400-088.

परवानाधारक मुद्रांक विक्रीच्यावे नाव व राही व परवाना क्रमांक सही व मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. विजोद वि. शिंगाडे
परवाना क्र. २२/२००४, सही परवाना क्र. १२०१०४५५ मुविता सर्फिटींग, रुमरूम ११, ब्रजता मार्ट वं. १,
सॉट वं. ११, से-२, वेस्ट वॉर्क ४००००६, दूरध्वनी क्र. २७७०७४२९

शासकीय कार्यालयासमोर/व्यावाल्यासमोर प्रतिज्ञापन सादर करीताही मुद्रांक बाजाराची आवश्यकता नाही
(शासन आदेश दि. ०१/०७/२००७ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केलेल्या मुद्रांक रद्द होण्याचा आत दाखरणे बंधनकारक आहे.



1. That promoter has a legal title Report to the land on C.T.S. No.124, 124/1 to 13, Plot No 124 of Village Kurla-4 L.B.S. Marg Kurla Mumbai 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

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

Those details of encumbrances as per EC 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 of project is **31/12/2027**.

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 realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

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 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.

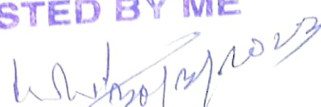
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Mr. Ansari Shahbaz Abdul
Wali Deponent



ATTESTED BY ME



B.R. KASHID
ADVOCATE & NOTARY
GOVT. OF INDIA

30 MAR 2023

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 30th day of March, 2023.



Mr. Ansari Shahbaz Abdul
Wali Deponent