

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 44AA 319114

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे
- 2 MAR 2023
मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY
A. KALAM KHAN
MIRA THANE
MAHARASHTRA
REG. No. 7788
EXP. DT. 10-2-2024
GOVT. OF INDIA

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Girish Koltharkar partner of M/s Padmavati Developers, duly authorized by promoter of the project Padamavati Aadesh, vide it's their authorization dated 12th January 2023 do hereby solemnly declare, undertake and state as under:

1. That M/s, Padamavati Developers has a legal title Report for the plot bearing CTS no. 738/A, 738 A/1 to 3, 738/B of village – Dahisar at Godavari Mhatre Road, Dahisar (West) Mumbai 400068 on which the development of the project is proposed 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 Re-development of the real estate project is enclosed herewith.

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

- 3 MAR 2023

परिशिष्ट २

दस्त नोंदणी करण्यात आले का ? :- होय/नाही .....

मुद्रांक विक्रेता परवान्याचे नांव व पत्ता ..... Padmavati Developers

दुसऱ्या पक्षकाराचे नांव व पत्ता .....

हस्ते असल्यास त्याचे नांव/पत्ता ..... Mayur K.

हस्ते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. चुंबे) .....

मुद्रांक विक्रीचे पत्ता - आदेश [illegible], शांती पार्क, भीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक [illegible]

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे. 3 MAR 2023

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NOTARY A. KALAM KHAN MIRA THANE MAHARASHTRA REG. No. 7788 EXP. DT. 10-2-2024 GOVT. OF INDIA

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3. That the time period within which the project shall be completed by promoter from the date of registration of project is Eighteen (18) Month i.e. 31st September 2024.

4. That seventy per cent of the amounts to be realised hereinafter by me/member 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.

8. That promoters 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 promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

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 Mumbai on this Day – 11th March 2023.

Deponent

ATTESTED BY ME
11.3.23
A. KALAM KHAN
Advocate & Notary Govt. Of India
304, Rahi Corner Palace CHS Ltd
Pleasant Park Road, Mira Village
Mira Road (East) Thane 401107

NOTARY GOVT. OF INDIA
A. KALAM KHAN
MIRA THANE MAHARASHTRA
REG. No. 7788
EXP. DT. 10-2-2024

PADMAVATI DEVELOPERS