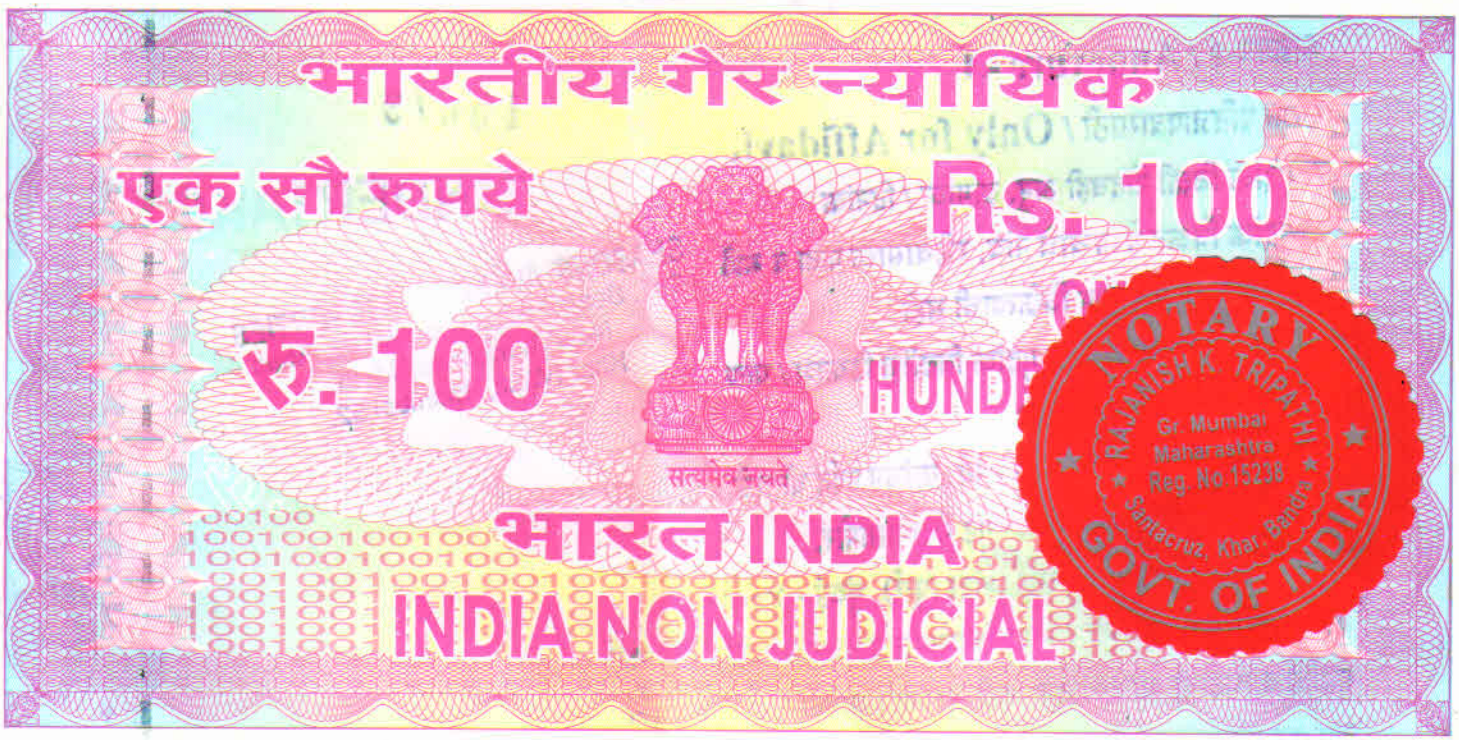
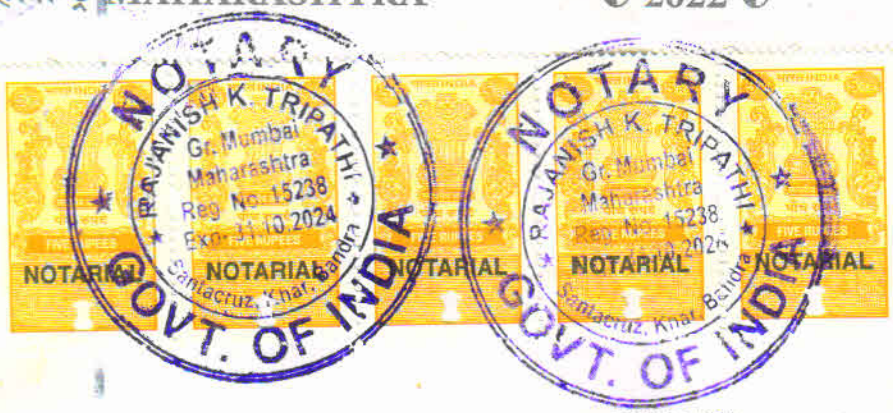


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 44AA 313967



प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.नि.क. ८०००११
28 FEB 2023
सक्षम अधिकारी

श्री. जे. पी. वाईकर

FORM "B"

Affidavit cum Declaration

Affidavit cum Declaration of Mr Kalpesh Ambalal Patel (Partner of Seasons Avenues Properties), promoter of the project "Seasons Trimurti" situated at Plot bearing CTS No G/411A, G/411B & G/419 of Village Bandra together with the building standing thereon, situate, lying and being at North Avenue, Santacruz (West), Mumbai – 400 054 in the Registration District and Sub-district of Mumbai City and Mumbai Suburban (hereinafter to as the project");

I, Mr. Kalpesh Ambalal Patel (Partner of Seasons Avenues Properties), promoter of the project do hereby solemnly declare, undertake and state as under:

1. That the promoter have a legal title Report to the land on which the development of the 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, photo copy of which will be provided to the prospective purchaser/allottees, as and when demanded.

14 MAR 2023

जोडपत्र-१ / Annexure - I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

15079

UNDERTAKING

SEASONS AVENUES PROPERTIES
301, Seasons Avenue, Linking Road,
Near Ramkrishna Math,
Khar (West), Mumbai 52.

१ मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक ८०००११

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगाळे शॉप नं. २, बिल्डींग नं. ४, कोलगेट मैदानासमोर, साईबाबा मंदिरासमोर, सेरेन [illegible] नेहरा (पूर्व), मुंबई - ४०० ०५१.

14 MAR 2023

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करण्याकरीता मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२०१[illegible]

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

बारकोड नं. 720851[illegible]

NOTARY
RAJANISH K. TRIPATHI
Gr. Mumbai
Maharashtra
Reg. No. 15238
Exp. 31.10.2024
Santacruz, Khar, Bandra
GOVT. OF INDIA

NOTARY
RAJANISH K. TR
Gr. Mumbai
Maharashtr
Reg. No. 1
Exp. 31.1
Santacruz
GOVT.

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 is 31st December 2025;

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the purchaser/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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That the promoter shall not discriminate against any purchaser/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 of March, 2023

For SEASONS AVENUES PROPERTIES

PARTNER

BEFORE ME

RAJANISH K. TRIPATHI
M.A., LL.B
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT. OF INDIA)

14 MAR 2023