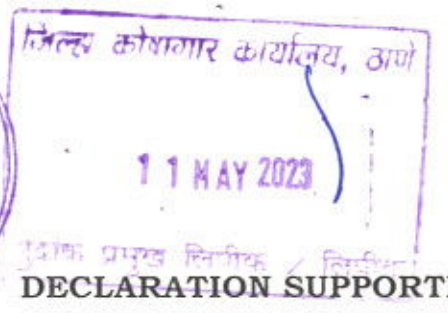
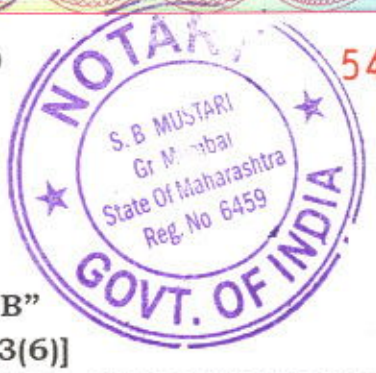
महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 54AA 330057





FORM "B"

[See rule 3(6)]

DECLARATION SUPPORTED BY AN AFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Jigar Shailesh Ajmera, (Authorised Signatory of Ajmera Realty and Infra India Limited, the Promoter of the proposed project "Ajmera Greenfinity A & B Wing)" vide its authorization dated 24/05/2023

I, Mr. Mr. Jigar Shailesh Ajmera, adult, Indian Inhabitant of Mumbai duly authorized by the Promoter of the proposed project "(Ajmera Greenfinity A & B Wing) do hereby solemnly declare, undertake and state as under :-

1. That, I have a legal title report to the land on which development of the proposed project is carried out.

जोडपत्र २

मुद्रांक विक्री नोंदवही अनुक्रमांक ..... दिनांक ..... 15 MAY 2023

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहे का ? :- होय/नाही .....

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता ..... Ajmera Realty and Infra India Limited

दुसऱ्या पक्षकाराचे नांव व पत्ता .....

हस्ते असल्यास त्याचे नांव/पत्ता .....

हस्ते सही ..... Ramulu

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

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधककारक आहे.

15 MAY 2023

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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 on or before 31/05/2027.

4. That seventy percent of the amounts realized 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 ban k 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/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 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 the section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That 1 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Jigar Shailesh Ajmera

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 24th day of May, 2023.

Jigar Shailesh Ajmera

Deponent

BEFORE ME

25/5/2023

S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No.B/4, Sai Dham Hsg. Soc
Tilak Nagar, Sakinaka
Mumbai-400 072

Sr No:. 347

Date:. 25/05/2023