भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 HUNDRED

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY GOVT. OF INDIA VINAY G. PATIL GREATER MUMBAI MAHARASHTRA REGD. NO. 15825

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 42AA 320952

जिल्हा सेतू सेवा केंद्र ठाणे

जिल्हा सेतू सेवा केंद्र कार्यालय, ठाणे

20 FEB 2023

मुद्रांक प्रमुख लिपीक

10 MAR 2023

NOTARY GOVT. OF INDIA VINAY G. PATIL GREATER MUMBAI MAHARASHTRA REGD. NO.15825

Affidavit cum Declaration

Affidavit cum declaration of the **"M/s.Shraddha Prime Projects Limited"** Promoter of the project **"Shraddha Palacious".**

"M/s.Shraddha Prime Projects Limited" promoter of the project **"Shraddha Palacious"** do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances.

NOTARY GOVT. OF INDIA VINAY G. PATIL GREATER MUMBAI MAHARASHTRA REGD. NO.15825 NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

10 MAR 2023

जोडपत्र-१ Annexure-1/जोडपत्र-२ Annexure-2

मुद्रांक विक्री नोंदवही अनुक्रमांक 13991 दिनांक:

पक्षकाराचे नाव

पक्षकार कोणासाठी करणार आहे का ? होय/नाही

लिहून देणाऱ्याचे जोडण्यात यावेत

मुद्रांक विकत घेणाऱ्याचे नाव

दस्तऐवज असल्यास त्याचे नाव

पत्ता व सही

दुसऱ्या पक्षकाराचे नाव (जोडपत्र-१ वगळता)

मुद्रांक शुल्क रुपये:

मुद्रांक विक्रेता परवाना क्र.: 1201006

मुद्रांक विक्रेत्याची सही (श्री. अनंत दामू बिरे)

मुद्रांक विकीचे ठिकाण: श्री कॉम्प्युटर, दुकान नं. ४३, कलेक्टर ऑफिस जवळ, कोर्टनाका, ठाणे-४०० ६०१.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केली त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

3. That the time period within which the project shall be completed by us on or before **31/12/2027.**

4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.

8. **We** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

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

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

Shraddha Prime Projects Ltd. Mumbai

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at 29 JUN 2023 on this _____ day of _____

Shraddha Prime Projects Ltd. Mumbai

Deponent

VINAY G. PATIL NOTARY GOVT. OF INDIA

O. A. NAIK
B. Com., L.L.B.
Advocate High Court
Naik Chawl, Ambedkar Nagar,
Gavdevi Road, Bhandup (W)

ATTESTED BY ME
VINAY G. PATIL
Advocate & Notary
No.3, Shree Ganesh Niwas, Shripad Chawl
Opp. Mulund Court, S. V. Road,
Mulund (West), Mumbai - 400 080.