भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY SUNITA S. GOLE Dist. Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2023 GOVT. OF INDIA

जोडपत्र - २

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 57AA 862479

जिल्हा कोषागार कार्यालय, ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

22 JUN 2023

मुद्रांक प्रमुख लिपीक / लिपीक

मुद्रांक विक्री नोंदवही

अनुक्रमांक 35206 दिनांक 30 JUN 2023

दस्ताचा प्रकार -

दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे थोडक्यात वर्णन -

मुद्रांक विकत घेणाऱ्याचे नांव - Jayshree Builders

हस्ते असल्यास त्यांचे नांव, पत्ता व सही -

दुसऱ्या पक्षकाराचे नांव -

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NOTARY SUNITA S. GOLE Dist. Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2023 GOVT. OF INDIA

## Affidavit cum Declaration

Affidavit cum declaration of **"M/s. Jayshree Builders" Co -Promoter** of the project **"Shraddha Palacious".**

**"M/s.Jayshree Builders"** Co -Promoter of the project **"Shraddha Palacious"** do hereby solemnly declare, undertake and state as under:

1. The promoter has legal title report on the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.

JAYSHREE THANE BUILDERS

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

4. Seventy Percent of the amounts to be realised hereinafter by developer 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 The amount from separate account shall be withdrawn in accordance with RERA rule 5.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. **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 take all project.

7. **The promoter** shall take the pending approvals on time, from the competent authorities.

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

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

JAYSHREE THANE BUILDERS

**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 **Thane** on this **30th June** of **2023**.

NOTARY SUNITA S. GOLE Dist.Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2023 GOVT. OF INDIA

JAYSHREE THANE BUILDERS

**Deponent**

NOTARISED

SUNITA S. GOLE
ADVOCATE & NOTARY
Off.:Shop No.3, Near Fone Box Hotel,
Behind Sai Baba Mandir Thane Court Naka,
Thane (W)-400601 Mob 9819815553

30 JUN 2023