



महाराष्ट्र MAHARASHTRA

2022

जोडपत्र - २

36AA 834923



जिल्हा कोषागार कार्यालय, ठाणे
16 JAN 2023
मुद्रांक प्रमुख लिपीक / लिपीक



मुद्रांक दिनांक नोंदवही

मुद्रांक क्रमांक 18 3261 दिनांक

दस्तावेजाचा प्रकार -

दस्तावेज नोंदणी करणारा आहे का ? होय/नाही

भौतिकदृष्टीने शोधवयाला वर्धन -

मुद्रांक देणारा घेणाऱ्याचे नांव - *Neelbhan Kokate*

तसेच उच्चस्थानावर स्थानिक नांव, परात व इतर - *freedness*

दस्तावेजाचा प्रकार -

मुद्रांक शुल्काची रक्कम - 100/500

मुद्रांक देणाऱ्याची पत्ती - (जिल्हा व. मांडवरेकर)

मुद्रांक देणाऱ्याची पत्ती - नोंदणी कार्यालय/ठाणेपिंग सेंटर

ठिकाण व. २३, भाग्यतीर्थ रोड, कोल्हापूर ऑफिस बिल्डिंग,

ठाणे (प.) - ४०० ६०१.

दस्तावेजाचा मुद्रांक - १८

हा दस्तावेज नोंदणी करणारा मुद्रांक देणाऱ्याच्या नावावर नोंदवहीत नोंदवला जाई.



Affidavit cum Declaration

FORM 'B'

(The Real Estate Regulation and Development Act 2016"(Act) read with Maharashtra Real Estate (Regulation and development) (Registration of real estate projects , registration of real estate agents , rate of interest and disclosures on websites) rules 2017 (Rules)

Neelbhan Kokate



Affidavit cum Declaration of Mr. Vaibhav A Kokate , Attorney holder of Aareel Tower CHS Ltd the promoter of the project carried out, his authorization dated 27.11.2015 through Registered Power Of Attorney..

I Mr. Vaibhav Kokate on behalf of the promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I the promoter has legal title to the land on which the development of the SRA project is carried out bearing CTS No 449B of Village Kanjur , Taluka Kurla , District Mumbai Suburban having admeasuring area 2592.00 sq.mtrs situated at Bhattipada Cross road, Bhandup (West), Mumbai-400078.

AND

2. A legally valid authentication of title of such land along with an authenticated Copy of the Property cards is enclosed herewith, as Annexure 1.
3. The Project is approved by Slum rehabilitation Authority consisting of Sale building no 2. That the promoter has legal title over the said land and land is free from all encumbrances
4. This affidavit is submitted to the competent authority regarding registration of Sale building no 2 .
5. That the time period within which the Sale building shall be completed by promoter is 31st December 2028.
6. That seventy percent of the amounts to be realised hereinafter by 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 bank to cover the cost of construction and the land cost and shall be used only for that purpose.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate Act (Regulation and development) (Registration of real estate projects , registration of real estate agents , Rate of interest and disclosures on websites) rules 2017 (Rules)
8. 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.

9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. 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 thirty days of the said changes occurring.
11. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


Mr. Vaibhav Kokate
(POA holder of Aareel
Tower CHS Ltd)
Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

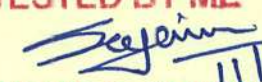
Verified by me at Mumbai on this 10th day of August 2023.


Mr. Vaibhav Kokate
(POA holder of Aareel
Tower CHS Ltd)

Deponent



ATTESTED BY ME


MRS. SANJANA S. TANAWADE
B.A.L.L.B

Advocate & Notary
Regd. No. 10343
3, Pande Niwas,
Tulseth Pada, Lake Road,
Bhandup (W), Mumbai - 400 078

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