

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 54AA 542764



FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BYTHE PROMOTER

Affidavit cum Declaration

Affidavit cum Decla0ration of **Mr. Dinesh Parasram Thapar,** Adult Indian inhabitant, Director of **M/s Samarpeet Properties Pvt. Ltd**. ("the Promoters"), of the proposed project – "**THAPAR LE PARC**",

I, **Mr. Dinesh Parasram Thapar**, Director of the proposed project do hereby solemnly declare, undertake and state as under:

1. I the promoter has a legal title report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the project shall be completed by me on or before **30th June, 2026** from the date of registration of project;

जोडपत्र–2 / Annexure-II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	17991
२. दस्ताचा प्रकार	
३. दस्त नोंदणी करणार आहेत का ?	होय/नाही
४ मिळकतीचे सोडवयात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नांव व सही	SAMARPEET PROPERTIES PVT. LTD.
६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही	901, Glamcent, 9th Floor, Plot No. 350, Central Avenue Road, Chembur (East), Mumbai - 400071.
७. दुसऱ्या पक्षकारांचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विकेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रेत्याची ठिकाण / पत्ता	निलेश सी. भोजने परवाना क्र.१२०१०२३ सी–२/४/०:१, सेक्टर- वाशी, नवी मुंबई– ४०० ७०३.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.

24 MAY 2023

24 MAY 2023

4. That seventy per cent 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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 I 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 shall take all the pending approvals on time, from the competent authorities.

8. That I 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 I 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, as the case maybe.

M/s Samarpeet Properties Pvt. Ltd.

Mr. Dinesh Parasram Thapar
Director

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_____on this_____day of_____.

M/s Samarpeet properties Pvt. Ltd

Mr. Dinesh Parasram Thapar Director

Deponent

BEFORE ME

MAHESH MENON
ADVOCATE & NOTARY
4, 2nd FLOOR,
GAYATRI BUILDING,
OPP. CHEMBUR POST OFFICE,
202A, D. K. SANDU MARG,
CHEMBUR, MUMBAI - 400 071.

NOTARY REGN. NO. 4503
SERIAL NO. C-282
DATE 07/07/2023

IDENTIFIED BY ME AND HAS PHOTO ID, VIZ.,
~~PAN~~ / AADHAR / ~~DRIVING LICENCE / PASSPORT~~
NO. 961729363699

NOTARY
MAHESH MENON
AREA : MUMBAI
REG. NO. 4503
Expiry Date: 22.08.2027
GOVERNMENT OF INDIA
NOTARIAL
NOTARIAL