भारतीय गैर न्यायि

भारत INDIA

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INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 2023 BY 154055

18 MAY 2023

15 MAY 2023

NOTARY KISHORE V. DAKE CHUNABHATTI, SION MUMBAI MAHARASHTRA STATE REGN. NO. 7337 Expiry Date 10.12.2023 GOVERNMENT OF INDIA

NOTARIAL

FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration on behalf **1. SMT. JYOTI VIJAY MUNDLE 2. MR. KUNAL VIJAY MUNDLE 3. MRS. GAURI SUDHIR DOLE 4. MR. PRADEEP SHANKAR MUNDLE 5. MR. GAUTAM PRADEEP MUNDLE 6. MR. SHASHANK SHANKAR MUNDLE 7. MR. SIDDHARTH SHASHANK MUNDLE** (hereinafter referred to as the landowners) who have appointed M/s. SHREE KRISHNA HOMES PVT LTD. as their constituted Attorney as per registered Power of Attorney (POA) dated 12TH April ,2023. In pursuance of the said registered POA I, **SRI. Sundeep Anand Jagasia ,** Director of M/s. SHREE KRIŞHNA HOMES PVT LTD being duly authorized by the said landowners' promoter in respect of the proposed project "**SUYOG** ", on behalf of the said landowners & as constituted attorney to above landowners, being landowner promoter of the proposed project, do hereby solemnly declare, undertake and state as under

For Shree Krishna Homes Pvt. Ltd

Director

SHREE KRISHNA HOMES PVT. LTD. MUMBAI

18 MAY 2023

मुद्रांक विक्री नोंद वही अनु.क्रमांक 13278 दिनांक.....

दस्ताचा प्रकार..... दस्त नोंदणी करणार आहेत का होय/नाही

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव.....

मिळकतीचे वर्णन..... मोबदला रक्कम.....

मुद्रांक विकत घेणाऱ्याचे नाव..Shree Krishna Homes

दुस-या पक्षकाराचे नाव .....

हस्ते अशोक्यास त्यांचे नाव व पत्ता ..Clarus..Chembur

मुद्रांक शुल्क रक्कम ..500/- मुद्रांक विकत घेणाऱ्याची सही.....

मुद्रांक विक्रीचे ठिकाण /पत्ता:- , दुकान नं.१२, जनता मार्केट-१,
सेक्टर-३, नेरुळ, नवी मुंबई-४००७०६

श्री. दिलीप वि. शिंगाडे
मुद्रांक विक्रेत्याची सही

परवाना क्रं.२२/२००३ अधिन परवाना क्रं.१२०१०४९
ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा
करणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्याचा आत वापरणे बंधनकारक आहे

NOTARY
KISHORE V. DAKE
CHUNABHATTI, SION
MUMBAI
MAHARASHTRA STATE
REGN. NO. 7337
Expiry Date
10.12.2023
GOVERNMENT OF INDIA

1. That the said landowner promoters have a legal title Report to the land on which the development of the project is proposed OR have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the land for the project is free from all encumbrances except allotment of constructed flats to the landowners as per development agreement.

3. That the time period within which the project shall be completed by me/landowner promoter from the date of registration of project: 31.12.2025.

4. <u>For new projects:</u>
That seventy per cent of the amounts realised by us/ landowner 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 the landowner 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.

7. That the landowner promoter shall take all the pending approvals on time, from the competent authorities.

8. That the landowner 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 seven days of the said changes occurring.

For Shree Krishna Homes Pvt. Ltd

Director

SHREE KRISHNA HOMES PVT. LTD. MUMBAI

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

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

SHREE KRISHNA HOMES PVT. LTD. MUMBAI

(Sundeep Anand Jagasia)
(in capacity of constituted attorney to the landowners) 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 me at on this day of May , 2023.

SHREE KRISHNA HOMES PVT. LTD. MUMBAI

NOTARY
KISHORE V. DAKE
CHUNABHATTI, SION
MUMBAI
MAHARASHTRA STATE
REGN. NO. 7337
Expiry Date
10.12.2023
GOVERNMENT OF INDIA

(Sundeep Anand Jagasia)
(in capacity of constituted attorney to the landowners) Deponent

ATTESTED BY ME

K. V. DAKE B.Com. LL.B.,
NOTARY GOVT. OF INDIA
Advocate High Court, Mumbai
Janta Market, Shop No. 35,
Near Chembur Rly. Station, Chembur,
Mumbai-400 071.