भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

JAGDISH TRYAMBAKRAO DONGARDIVE GOVT. OF INDIA Reg. No. 10302 NOTARY

19 JUL 2023

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 66AA 938626

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

10 JUL 2023

पुढील प्रमुख लिपीक / लिपीक

NOTARIAL
REG. SR. NO
11721 | R/2023

FORM B
[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Kiran D. Gada,** Chairman of **Malad Webb Apartment Co-operative Housing Society Ltd.**, Co-Promoter of the proposed project / duly authorized by the Co-Promoter of the proposed project, vide his authorization dated **30.06.2023**;

I, **Kiran D. Gada,** Chairman of **Malad Webb Apartment Co-operative Housing Society Ltd.,** of the proposed project / duly authorized by the Co-Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed

...authentication of title of such land along with ...

जाडपत्र-१ फक्त प्रतिज्ञापत्रसाठी

मुद्रांक विक्री नोंदवही अनुक्रमांक ..... दिनांक 19 JUL 2023

मुद्रांक विकत घेणाऱ्यांचे नांव व पत्ता JAGDISH TRYAMBAKRAO DONGARDIVE ADVOCATE

हस्ते असल्यास त्यांचे नाव व पत्ता ..... Natraj Chawl Committee, Kranti Nagar, Zopadpatti, Akurli Road, Kandivali (East), Mumbai – 400 101.

हस्ते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही- (प्रमोद आर. दुबे).....

मुद्रांक विक्रीचे पत्ता-आदेश्वर कृपा,शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक - १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

194624

19 JUL 2023

JAGDISH TRYAMBAKRAO DONGARDIVE GOVT. OF INDIA NOTARIAL Reg. No. 10302 NOTARY

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 project land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is **30.06.2025**;

4. (a) For new projects:
That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realized 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.

OR

(ii) That entire of the amounts to be realized 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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

8. That 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.

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

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

Kiran D. Gada
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 21 JUL 2023

Kiran D. Gada
Deponent

JAGDISH TRYAMBAKRAO DONGARDIVE ★ GOVT. OF INDIA Reg. No. 10302 ★ NOTARY

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committe, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400 101

21 JUL 2023