महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 46AA 989541

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००००४
27 MAR 2023
सक्षम अधिकारी

श्रीमती लता सांगळे

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Dhrumil Shah, Treasurer of Garodia Nagar Mahavir Dham Cooperative Housing Society Ltd., being the promoter of the proposed self-redevelopment project namely "Garodia Nagar Mahavir Dham Cooperative Housing Society Ltd." situate at lying and being at Plot nos. 249/2/1/48, 249/2/1/49, 249/2/1/50 and 249/2/1/51 in total admeasuring about 1839.20 Sq. mtrs. together with the structures (now demolished) situated at Garodia Nagar Mahavir Dham Co-operative Housing Ltd., Garodia Nagar, Ghatkopar East, Mumbai: 400077 bearing CTS no. 195/47 at Village Ghatkopar, Taluka Kurla, Mumbai Suburban District;

I, Mr. Dhrumil Shah, Treasurer of Garodia Nagar Mahavir Dham Cooperative Housing Society Ltd., being the promoter of the proposed self-redevelopment project namely "Garodia Nagar Mahavir Dham Cooperative Housing Society Ltd." situate at lying and being at Plot nos. 249/2/1/48,

For Garodia Nagar Mahavir Dham C.H.S. Ltd.

Hon. Secretary / Hon. Treasurer / Hon. Chairman

000063

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव Phrumil Mahendra Shah

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता Ghat Ganesh

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८०००००४

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. योगेश जी. दवे

श्याम कुंज, [illegible], [illegible] (पूर्व), [illegible]

शासकीय कार्यालयासाठी [illegible] मुद्रांक

कलादाची आवश्यकता [illegible] (शासन अधिसूचना दि. ०१/०७/२००४ नुसार)

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

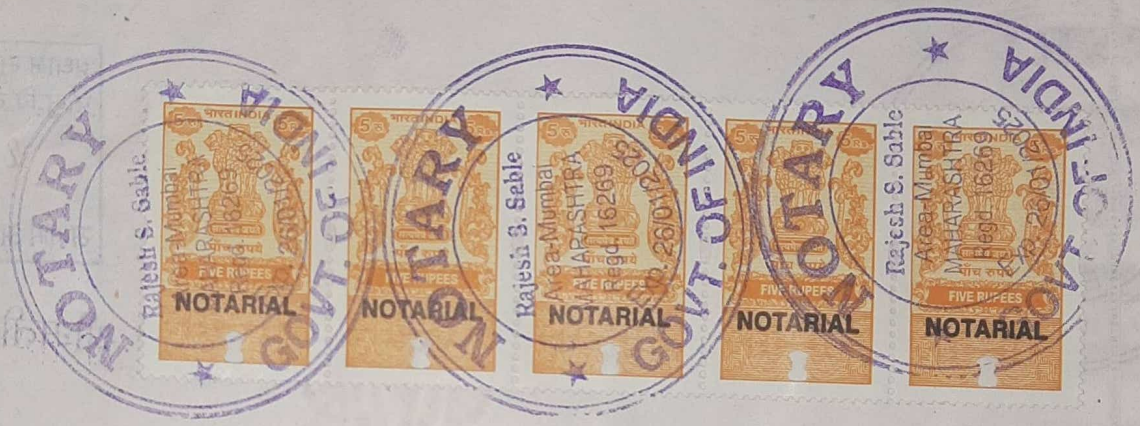
31 MAR 2023

31 MAR 2023

NOTARY GOVT. OF INDIA

Rajesh S. Sable Area-Mumbai MAHARASHTRA Regd. 16269 Exp. 26/01/2025

NOTARIAL



Rajesh S. Sable
Area-Mumbai
MAHARASHTRA
Regd. 16269
Exp. 26/01/2025
GOVT. OF INDIA

★249/2/1/49, 249/2/1/50 and 249/2/1/51 in total admeasuring about 1839.20 Sq. mtrs. together with the structures (now demolished) situated at Garodia Nagar Mahavir Dham Co-operative Housing Ltd., Garodia Nagar, Ghatkopar East, Mumbai: 400077 bearing CTS no. 195/47 at Village Ghatkopar, Taluka Kurla, Mumbai Suburban do hereby solemnly declare, undertake and state as under:

1. That Garodia Nagar Mahavir Dham Cooperative Housing Society Ltd. has a legal title Report on the land on which the self-redevelopment of the proposed project is to be carried out and a legally valid authentication of title of such land 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 is 31st December 2025.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Garodia Nagar Mahavir Dham C.H.S. Ltd.

Hon. Secretary / Hon. Treasurer / ~~Hon. Chairman~~

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Mumbai on this 7th day of April 2023

For Gareeb Nagar Mahavir Dham C.H.S. Ltd.

Hon. Secretary / Hon. Treasurer / Hon. Chairman

Deponent

ATTESTED BY ME

RAJESH S. SABLE
B.A., LL.B
NOTARY (GOVT. OF INDIA)
Dr. Babasaheb Amedkar Nagar, Room No. 52,
Road No. 3, Near Adani Electricity, Tilak Nagar
Chembur, Mumbai-89 Reg. No 16269

7 APR 2023

NOTARY
Rajesh S. Sable
Area-Mumbai
MAHARASHTRA
Regd. 16269
Exp. 28/01/2025
GOVT. OF INDIA