

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 46AA 950363

M. A. GAUTAM
Regd. No. 6089
Mumbai
MAHARASHTRA
NOTARY GOVT. INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
पे.म.वि.क ८०००००९
11 APR 2023
सक्षम अधिकारी

श्री. जे. पी. वाईकर

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 Infinity Narayani Associates promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31st March, 2023 ;

I, Shrenik Siroya, promoter of the proposed project GATEWAY RESIDENCES duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

Shrenik D. Siroya

जोडपत्र-१ Annexure -

प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रिबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००००९

मुद्रांक विक्रीचे नाव/पत्ता : ज्योती पी.दुआ

६, कोंडाजी बिल्डिंग नं. ३, टाटा हॉस्पिटल, परेल, मुंबई - ४०० ०१२.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

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

M. A. GAUTAM Regd. No. 6089 Mumbai MAHARASHTRA NOTARY GOVT. INDIA

M. A. G Reg. No. NOTA

967

जोडपत्र - २ Annexure - II

दस्ताचा प्रकार/Nature of Document	Affidavit
मुद्रांक विक्रि नोंद वही अनु. क्रमांक/दिनांक	26 APR 2023
दस्त नोंदणी करणार आहेत का ?	YES/NO
मिळकतीचे पोहचपत्र असल्यास -	Infinity Narayani Associates
मुद्रांक विकत घेणाऱ्याचे नाव	43, SUNVILA YASHODHAM,
दस्ते असल्यास त्यांचे नाव व पत्ता	GENERAL A. K. VAIDYA MARG, GOREGAON (E), MUMBAI - 400063
दुसऱ्या पक्षकाराचे नाव	MAHARERA
मुद्रांक शुल्क रक्कम	
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	

परवाना क्रमांक : ८०००००९

मुद्रांक विक्रिचे नाव/पत्ता : ज्योती पी. दुआ

६, कोंडाजी बिल्डिंग नं. ३, टाटा हॉस्पिटल, परेल, मुंबई - ४०० ०१२.

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

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 me/promoter is 31st December 2025

4. That seventy per cent of the amounts realised 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 to cover the cost of the project shall be withdrawn in proportion to the completion of the project.

6. 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.

7. That, I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

Deponent

Verification

M. A. GAUTAM Regd. No. 6089 Mumbai MAHARASHTRA NOTARY GOVT. INDIA

M. A. GAUTA
Regd. No. 6089
Mumbai
MAHARA
NOTAR

M. A. GAUTAM
Regd. No. 6089
Mumbai
MAHARASHTRA
NOTARY GOVT. INDIA

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 Mumbai On this 13th day of June,2023

Deponent

BEFORE ME

13/6/2023

M. A. GAUTAM
Regn. No 6089 B.A.,LL.B.
NOTARY GOVT OF INDIA
Resi. Adenwala Compound, R. N 132
M. J. Marg, Parel Village
Mumbai - 400 012

M. A. GAUTAM
Regd. No. 6089
Mumbai
MAHARASHTRA
NOTARY GOVT. INDIA

NOTED & REGISTERED
Sr. No 2148 Pg. No. 248
Date 13/6/2023

