

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ BY 615998

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००३
30 MAY 2023
सक्षम अधिकारी



श्रीमती लता सांगळे
NOTARY REGISTER ENTRY
Sr No 2861 Page No. 77
Date 28/06/2023

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. Surekha S. Sarangdhar, 2. Smt. Shaila P Gore and 3. Shri. Sudhir M. Goray (hereinafter referred to as the landowners) who have appointed **NSB PROPERTIES** as their constituted Attorney as per registered Power of Attorney (POA) dated 20.10.2022. In pursuance of the said registered POA I, **Gautam E. Thakur** Proprietor of **NSB PROPERTIES** being duly authorized by the said landowners' promoter in respect of the proposed project "**PARKWAY MANOR**", 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

जोडपत्र-१ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit (U/T)

NSB PROPERTIES
B-7 & 8, Bageshree,
Shankar Ghanekar Marg,
Prabhadevi, Mumbai-400 025.

मुद्रांक विक्त घेणाऱ्याचे नाव _____

मुद्रांक विक्त घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रेत्याकडची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विक्त घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट, मुंबई-४०० ००१

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

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

003114

- 2 JUN 2023

- 2 JUN 2023

NOTARY
ARUN G DESHMUKH
MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. DL
GOVT. 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: 31/08/2026.

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.

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.

(Gautam E. Thakur)
(in capacity of constituted attorney to the landowners) Deponent

<u>Verification</u>

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 Mumbai on this 28th day of June 2023.

BEFORE ME

ARUN G. DESHMUKH
REGD. No. 11252 B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Office : Shop No. 1, Vinayak Darshan, Apartment, Ganesh Peth Lane, Dadar (W), Mumbai-400 028.

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(Gautam E. Thakur)
(in capacity of constituted attorney to the landowners) Deponent