

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 109595







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 BORIVALI SHANTI KRUPA CHSL constituted Attorney to M/S NAMO SHREEN VENTURES LLP of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, BORIVALI SHANTI KRUPA CHSL constituted Attorney to M/S NAMO SHREEN VENTURES LLP of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

जोडपत्र २

- 4 MAY 2023

~~दस्त ज्या नोंदणी अनुक्रमांक~~ ..... दिनांक .....

~~दस्ताचा प्रकार~~ .....

दस्त नोंदणी करणार आहे का ? :- होय/नाही .....

मिलकतीचे वर्णनक्षार वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता ..... Sandesh R. Bhoir (Adv.) A-4, Ambe Mahal, N. S. Road, Mulund West, Mumbai

दुसऱ्या पक्षकाराचे नांव व पत्ता .....

हस्ते असल्यास त्याचे नाव/पत्ता .....

हस्ते सही .....

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

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

परवाना क्रमांक ९२०१०४७

- 4 MAY 2023

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

102276

JAGDISH TRYAMBAKRAO DONGARE NOTARY BOMBAY

GOVT. OF INDIA Reg. No. 10302

GOVT. OF INDIA Reg. No. 10302 Rs.20 TWENTY RUPEES

7. That constituted Attorney to owner shall take all the pending approvals on time, from the competent authorities.

8. That constituted Attorney to owner 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 constituted Attorney to owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

For Namo Shreen Ventures LLP

Partner

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

ATTESTED BY ME

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

- 5 OCT 2023

1. That constituted Attorney to owner have/has 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 project land is free from all encumbrances.

OR

That detail of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by constituted Attorney to owner from the date of registration 31/12/2025

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner 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 realised hereinafter by constituted Attorney to owner 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 realised hereinafter by constituted Attorney to owner 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 constituted Attorney to owner 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.