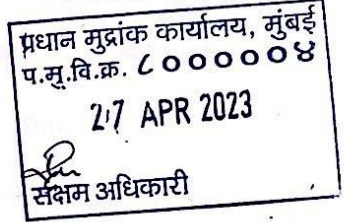




महाराष्ट्र MAHARASHTRA 2022



52AA 716706



FORM B

[Rule 3(4)]

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 Mr. Hemant Kumar Shantaram Chivate duly authorized by the promoter (M/s. Hema Apartments Co-operative Housing Society Limited) of the proposed project, vide its authorization dated 4th July, 2021.

I, Mr. Hemant Kumar Shantaram Chivate, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under :

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
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 2 years. (By 31/03/2025)

Contd...2



Signature

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विवक्त घेणाऱ्याचे नाव Hemant Kumar S. Chivate.

मुद्रांक विवक्त घेणाऱ्याचे रहिवाशी पत्ता Chit Ann

मुद्रांक विवक्तीबाबतची नोंद घेई अनु. क्रमांक _____ दिनांक _____

मुद्रांक विवक्त घेणाऱ्याची सही

परवानाधारक मुद्रांक विवक्तीच्याची सही

परवाना क्रमांक : ८०००००४

मुद्रांक विवक्तीचे ठिकाण/पत्ता : श्री. योगेश जी. पते

श्यामा बुज्ज, उमरगा/बी. १०३, माटुंगी (पुर्वी), मुंबई - ४०० ०६५

शासकीय प्रत्यक्षीकरण/सह प्रत्यक्षीकरण प्रत्यक्षीकरण करणेसाठी मुद्रांक

विवक्तीच्या आधारे या मुद्रांक ०१/०६/२००४ नुसार

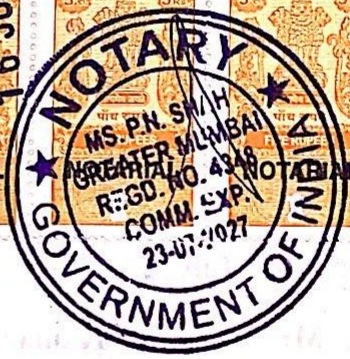
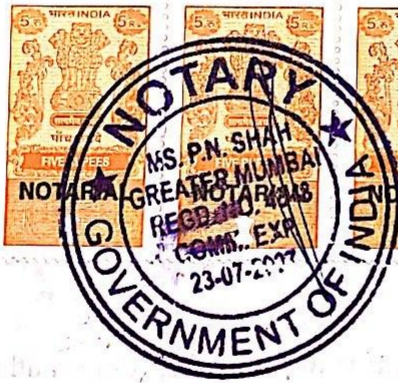
ज्या कारणासाठी ज्यांनी मुद्रांक विवक्त घेण्यासाठी मुद्रांक

वेळ्यापासून ६ महिन्यात यावरचे बंधनकारक आहे.

Handwritten signature

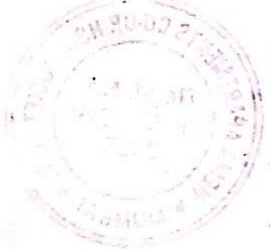
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16 JUN 2023

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4. That seventy per cent of the amounts realized by the 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 accordance with Rule 5.
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 the promoter shall get the accounts audited within six month 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 Promoter shall take all the pending approvals on time form the competent authorities.
9. That 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, on any grounds.



[Signature]
Deponent

Verification

The contents of my above affidavit cum Declaration are and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 16th day of JUN 2023, 2023



[Signature]
Deponent

BEFORE ME

[Signature]
Ms. PRAACHI N. SHAH
ADVOCATE & NOTARY
Flat No. 905, Oakwood Runwal Greens,
Mulund Goregaon Link Road,
Nahur, Bhandup (W), Mumbai-400 078.
Mob : 9324087166

16 JUN 2023