भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

NOTARY MRS. SANJANA S. TANAWADE Dist. MUMBAI Regd No. 10343 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA

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जिल्हा कोषागार कार्यालय, ठाणे

26 APR 2023

दस्त क्रमांक दिनांक ..... लिपीक

दस्त क्रमांक 11582 दिनांक 19 MAY 2023

दस्ताचा प्रकार - .....

दस्त बोंदणी करणार आहे का ? होय/नाही

M/s. Shree Swami Samarth Builders
101, S. H. H. Residency, Shiva Ind. Estate,
Near Tata Power, Lake Road, Off. LBS Marg,
Right from Bhandup Police Station,
Bhandup (W), Mumbai - 400 078.
Tel. No.: 2595 6144 / 45 / 46 (Fax)

NOTARY MRS. SANJANA S. TANAWADE Dist. Mumbai Regd. No. 10343 GOVT. OF INDIA

Affidavit cum Declaration

FORM 'B'

(The Real Estate Regulation and Development Act 2016"(Act) read with Maharashtra Real Estate (Regulation and development) (Registration of real estate projects , registration of real estate agents , rate of interest and disclosures on websites) rules 2017 (Rules)

Affidavit cum Declaration of Mr. Vaibhav A Kokate , Partner of M/s. Shree Swami Samarth Builders the promoter of the project carried out, his authorization dated 22.07.2023.

I Mr. Vaibhav Kokate partner in the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I the promoter has legal title to the land on which the development of the SRA project is carried out bearing CTS No 79(part) and 79/1 to 8 of Village Kanjur , Taluka Kurla , District Mumbai Suburban having admeasuring area 975.90 sq.mtrs situated at Shivdarshan Path, Nardas nagar, , T.P Road, Bhandup (West),Mumbai-400078.

AND

2. A legally valid authentication of title of such land along with an authenticated

   Copy of the Property cards is enclosed herewith, as Annexure 1.

3. The Project is approved by Slum rehabilitation Authority consisting of Composite Building . That the promoter has legal title over the said land and land is free from all encumbrances

4. This affidavit is submitted to the competent authority regarding registration of Virginia CHS .

5. That the time period within which the Sale building shall be completed by promoter is 31st December 2028.

6. That seventy percent of the amounts to be realised hereinafter 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.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate Act (Regulation and development) (Registration of real estate projects , registration of real estate agents , Rate of interest_and disclosures on websites) rules 2017 (Rules)

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8. That the 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.

9. That the promoter shall take all the pending approvals on time, from the competent authorities.

10. That the 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 thirty days of the said changes occurring.

11. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

12. 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.

Mr. Vaibhav Kokate
Deponent

Verification

The contents of the 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 06th day of September, 2023.

Mr. Vaibhav Kokate
Deponent

ATTESTED BY ME
05/09/23
MRS. SANJANA S. TANAWADE
B.A.LL.B
Advocate & Notary
Regd. No. 10343
8, Pande Niwas,
Tulseth Pada, Lake Road,
Bhandup (W), Mumbai - 400 078

NOTARY
MRS. SANJANA S. TANAWADE
Dist. Mumbai
Regd. No. 10343
GOVT. OF INDIA