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भारतीय गैर न्यायिक

भारत INDIA

FIVE HUNDRED RUPEES

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ जोडपत्र 1 BX 736218

फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विक्री नोंदवही अनु.क्रमांक 027059 दिनांक - 8 JUN 2023

मुद्रांक विकत घेणा-याचे नाव For SHIVCORP INFRA (OPC) PVT. LTD.

रहिवासी पत्ता mulund Mumbai

सही Authorised Signatory

परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस.नाईक)

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शॉप नं. 2, आनंद पॅलेस बिल्डींग, भवानी चौक, टेंबी नाका, ठाणे (प). (परवाना क्र.: 1201033)

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे)

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

22 MAY 2023

प्रमुख लिपीक / लिपीक

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 GURU ASHISH CO-OP HOUSING SOCIETY LINITED (hereinafter referred to as the landowners) who have appointed **M/S. SHIVCORP INFRA (OPC) PVT. LTD.** as their constituted Attorney as per registered Power of Attorney (POA) datd 27/04/2022. In pursuance of the said registered POA I, **SHYAMLAL HIRO THAUR** Director of **M/S. SHIVCORP INFRA (OPC) PVT. LTD.** being duly authorized by the said landowners' promoter in respect of the proposed project "**GURU ASHISH**", on behalf of the said landowners

NOTARY GOVT. OF INDIA

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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: 31/03/2026.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.

(Shyamlal Hiro 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 on this day of , 2023.

ATTESTED BY ME
8 JUN 2023
GANGA PRASAD
(B.A LL.B)
ADVOCATE & NOTARY
Govt of India
Gr. Mumbai
Maharashtra
Reg. No. 4180

H. M. YADAV
(B.Com., PM., & IR, LL.B.,)
ADVOCATE HIGH COURT
51, Indira Colony, BR Rd.,
Mulund (W), Mumbai - 80.
M. No.: 9322685872

(Shyamlal Hiro Thakur)
(in capacity of constituted attorney to the landowners) Deponent

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