



प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००९५
31 JAN 2023
सक्षम अधिकारी

श्रीमती स्नेहा भोसले

FORM 'B'

[See 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. Yash Poddar, Director of Poddar Realty India Pvt. Ltd, promoter of the proposed project;



000708

7 FEB 2023

जोडपत्र-१ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव PODDAR REALTY INDIA PRIVATE LIMITED

मुद्रांक विकत घेणाऱ्याचे पत्ता Plot No- 26 Shah Industrial Estate Opp Amba Temple New Link Road Andheri (West), Mumbai - 400 053

मुद्रांक विक्रिबाबतची जोड पत्रे दस्त क्रमांक

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००९५

मुद्रांक विक्रीचे ठिकाण/पत्ता : अंधेरी ट्रेड स्टेशनच्या बाजुला, अंधेरी (पूर्व), मुंबई - ९३

7 FEB 2023

एस. एम. कोर्ट, अंधेरी

न्यायालयासमोर शपथपत्रे सादर करणेसाठी मुद्रांक

आस्थापना कार्यालयासमोर/

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) तसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा

केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

NO

RAM SAGAR K. P.

REG. No. 15187

GOVT. OF INDI

I, Mr. Yash Poddar, Director of Poddar Realty India Pvt. Ltd promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter has a legal title 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.

3. That the time period within which the project shall be completed by me from the date of registration of project is 31st March 2025

4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

FOR PODDAR REALTY INDIA PVT. LTD.

Deponent Director

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Mumbai on this 17th day of May 2023.

FOR PODDAR REALTY INDIA PVT. LTD.

Director

Deponent

NOTARY
RAM SAGAR K. KANOJIA
PALGHAR
REG. No.15187
GOVT. OF INDIA

24/5/23

RAM SAGAR K. KANOJIA
(B.A.LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
REG. No.15187