भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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

29 AUG 2023

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 62AA 748441

जिल्हा कोषागार कार्यालय, ठाणे

21 AUG 2023

मुद्रांक प्रमुख लिपीक / लिपीक

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

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Harish Jain representative of H. Rishabraj Realty, the promoter of the proposed project/ Duly Authorized by the promoter of the proposed project namely **Rishabraj Aradhana** situated on Sub-Plot No. 1, New F.P. No. 275 (Old F.P. No. 324) of T.P.S.-III, Borivali (West), Mumbai – 400 092.

I, promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That I have a Legal Title Report to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such H. Rishabraj Realty and "Shree Aradhana CHSL" for development of the real estate project is enclosed herewith.

जोडपत्र २

29 AUG 2023

दुय्यम विक्री नोंदवही अनुक्रमांक ..... दिनांक .....

दस्तऐवज प्रकार .....

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

मिळकतीचे थोडक्यात वर्णन ..... H. Rishabraj Realty

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता .....

दुसऱ्या पक्षकाराचे नांव व पत्ता .....

हस्ते असल्यास त्याचे नांव/पत्ता .....

हस्ते सही .....

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

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

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधककारक आहे.

29 AUG 2023

JAGDISH TRYAMBAKRAO D... GOVT. OF INDIA Reg. N... 103...

0291014

JAGDISH TRYAMBAKRAO DONGARDIVE NOTARY GOVT. OF INDIA Reg. No. 10302 Rs.20 TWENTY RUPEES

JAGDISH TRYAMBAKRAO DONGARDIVE NOTARY GOVT. OF INDIA Reg. No. 10302 Rs. 20रु. FEE INDIA भारत बीस रुपये FIVE RUPEES

5रु. भारत पाँच रुपये

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 the project is 31/07/2026.

4. That seventy per cent of the amounts realised 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 The Cosmos Co – Op Bank, Borivali (East) Branch, Mumbai 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 I 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 I shall take all the pending approvals on time, from the competent authorities.

8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment.

For H. Rishabraj Realty

Harish Ratanchand Jain
Deponent

Verification

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 this ___ day of _____ 2023

For H. Rishabraj Realty

Harish Ratanchand Jain
Deponent

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

BEFORE ME

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

12 SEP 2023