

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 65AA 791846

NOTARY R.A. ALATE GR. MUMBAI REGD. NO.6033 GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प्र.मु.नि क. ८०००१२
27 JUN 2023
सक्षम अधिकारी

श्रीम. एल. एस. सांगळे

FORM 'B'
[See rule 3(6)]
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. Amir Amanullah Mohamed Yusuf** promoter of Ary Developers of the proposed project "Umar Park" / dulyauthorized by the promoter of the proposed project"Umar Park", vide its/his/their authorizationdated

IMr. Amir Amanullah Mohamed Yusuf, promoter of Ary Developers of the proposed project"Umar Park" duly authorized by the promoter ofthe proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed
OR

जोडपत्र - १ Annexure - I

फक्त प्रतिज्ञापत्रकासाठी Only for Affidavit

मुद्रांक विकत घेणा-याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे पत्ता _____

मुद्रांक विक्रीचा परवाना अनु. क्रमांक 236 दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक:- ८०००१२

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. राजेश डी. मदनानी
२२१/अे. एस.वी. रोड, समोर पोस्ट ऑफिस, चौहान बिल्डींग,
अंधेरी (पश्चिम), मुंबई -४०० ०५८.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्यांच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

JOSHI LEGAL ASSOCIATES
ADVOCATE HIGH COURT
[illegible], Navdurga CHS Ltd.,
Highway Complex, Old Police Lane,
Andheri (E), Mumbai - 400 069.

- 7 JUL 2023

- 7 JUL 2023

have/has a legal title Report 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.
OR
Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration: **01.06.2026**

4. (a) For new projects :
That seventy per cent of the amounts realised 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.
(b) For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realised hereinafter 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.
OR
(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

6. That I / the promoter shall get the accounts audited within six months after the end ofevery 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 has 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 /the promoter shall take all the pending approvals on time, from the competentauthorities.

8. That I/ 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 seven days of the said changes occurring.

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.

Amanullah M. Yusuf.

Mr. Amir Amanullah Mohamed Yusuf

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15/7/23

R. A. ALATE B. SC. LL.B.
NOTARY GREATER MUMBAI
1/B-7, Dongre Sadan, Mohili Village
Sakinaka, Mumbai-400 072.