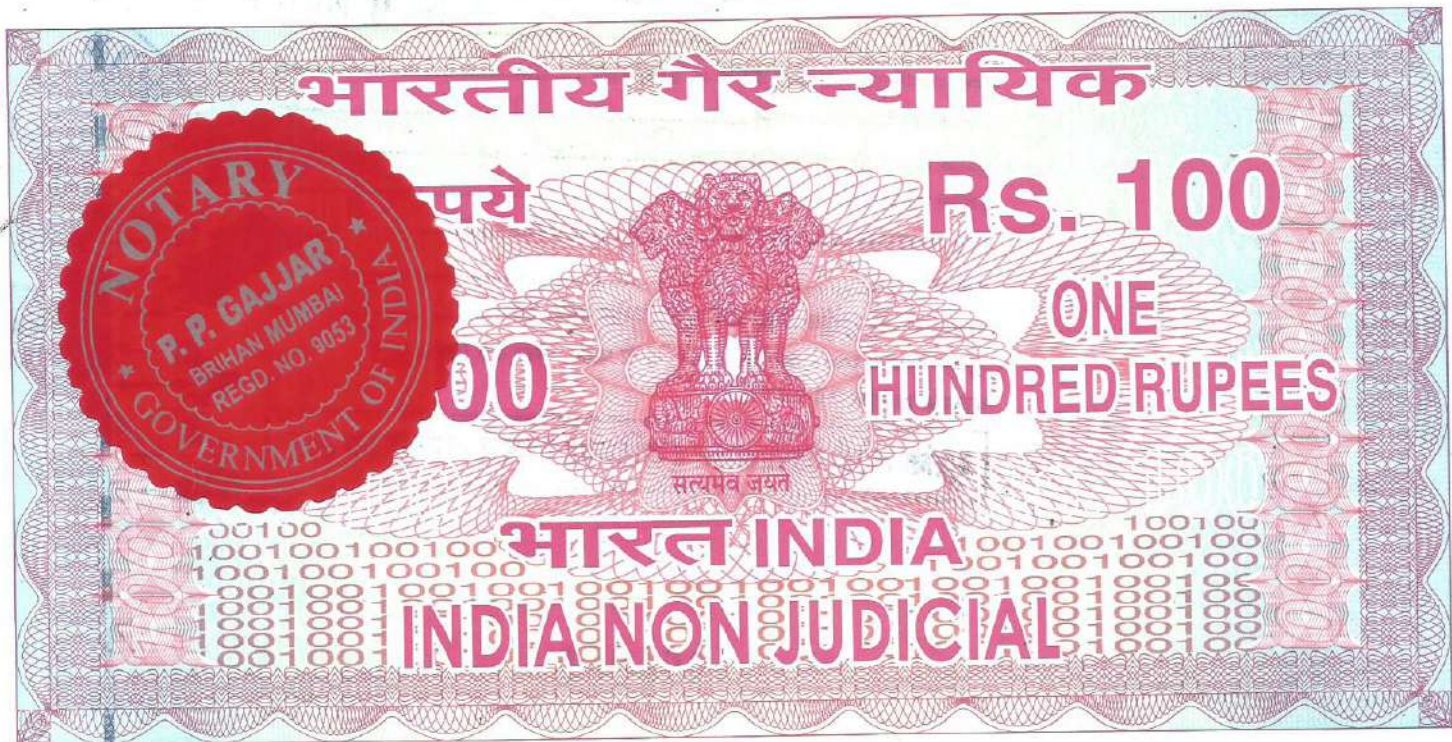
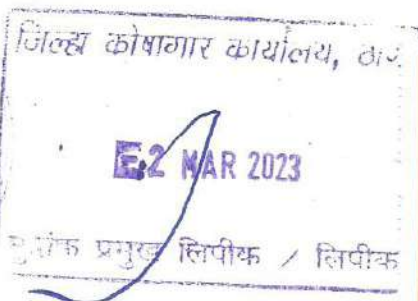
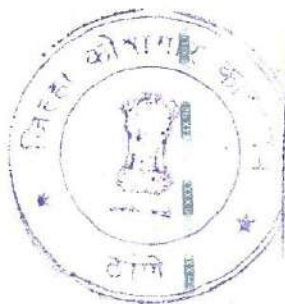




महाराष्ट्र MAHARASHTRA

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44AA 324835



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



मुद्रांक विक्री नोंदवारी अनुमतीपत्र

6 MAR 2023

हस्ताक्षर

रजत नोंदवारी करणार आहे का ? :- होय/नाही

निष्पत्तीचे दुरुवण्यात वर्णन

मुद्रांक विक्री येणाऱ्याचे नांव व पत्ता

Seven Golds Construction

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्ते असल्यास त्याचे नांव/पत्ता

Nehesh

हस्ते नाही

परवानाधारक मुद्रांक विक्रीसाठी सही (प्रमोद अर. दुबे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, भीरा रोड (पूर्व), मुंबई.

परवाना क्रमांक 9209089

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

6 MAR 2023

994264



Affidavit cum Declaration

Affidavit cum declaration of Mr Fauzaan Ashraf Khan, Designated Partner of **SevenFolds Constructions LLP** Promoter of the project "**Minal & Madhavkunj**".

I, Mr Fauzaan Ashraf Khan, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **That I** have the legal title report to the land on which the development of the project is proposed.
2. That the project land has an encumbrance in regards to litigation ongoing on the ownership of the land in the High Court of Bombay being the Civil Writ Petition No. 7981 of 2022 – Minal Co-operative Housing Society Versus State of Maharashtra & Ors. wherein the Minal Co-operative Housing Society being the actual owner of the land has challenged the order of deemed conveyance granted to one Ramanuj Society with respect to 607.76 sq. mtr. out of the Project Land. I further that the Promoter has not utilized the F.S.I. with respect to 607.76 sq. mtr. of the Project Land and the same is kept in abeyance till further orders from the court in te above mentioned matter.
3. That the time period within which the project shall be completed by us on or before 31st December 2026.
4. Seventy percent of the amounts to be released hereinafter by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.





6. We 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 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. We shall take all the approvals on time, from the competent authorities.
8. We 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. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building, as the case may be.



Signature

For **SevenFolds Constructions LLP**



Deponent

BEFORE ME

POOJA P. GAJJAR B.COM.LLB.,
ADVOCATE NOTARY, GOVT. OF INDIA

Brihan Mumbai, Flat No.701
Prakash Anand Bhavan, Opp. Janvi Hospital,
Turel Pakhadi Road, Malad (W), Mumbai-400 064.
Reg. No.9053.

MENT OF

NOTARY
P. GAJARI
MUMBAI

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at **Mumbai** on this 20th September of 2023



P. Gajjar

For **SevenFolds Constructions LLP**

Deponent



BEFORE ME

Pooja P. Gajjar
21.9.2023
POOJA P. GAJJAR B.COM.LLB.,
ADVOCATE NOTARY, GOVT. OF INDIA
Brihan Mumbai, Flat No. 701
Prakash Anand Bhavan, Opp. Sanvi Hospital,
Turel Pakhadi Road, Malad (W), Mumbai-400 064.
Reg. No.9053.

Sr. No.	Reg. No.
965	54
Date:	21.9.2023

