भारतीय गैर न्यायिक

भारत INDIA

500 FIVE HUNDRED RUPEES

रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

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

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ BZ 967017

Sub-Treasury Office Vasai

Sub-Treasury Office Vasai
14 AUG 2023
Addl. Treasury Officer
14.08.23

16 AUG 2023

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

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Rajesh V. Shingala** partner of **M/s. Rajhans Residency**, duly authorized by the promoter of the proposed project **RAJHANS SOLITAIRE**, situated at Plot C.T.S. No. 177, 177 /1 to 11 of Village Malad-E, P/N ward, Malad (East), **Mumbai, District: Mumbai,** vide its/his/their authorization dated 21-08-2023;

18 AUG 2023

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जोडपत्र - २/Annexure - I

१ मुद्रांक विक्री ✓ ✓ अनु. क्रमांक -/दिनांक
(Serial No. / Date) _____

दस्ताचा प्रकार 18/08/23
(Nature of document) _____

२ दस्त नोंदणी करण्यात आहेत का ?
(Whether it is to be registered?) _____

४ मिळ[illegible] वर्णन
(Prop[illegible]ption in brief) _____ Rajhans Residency

मुद्रांक[illegible] व सही _____
(Stamp Purchaser's Name & Signature)

हस्ते अडत्याचे नाव, पत्ता व सही
(If through other person Name, Address & Signature) _____

दुसऱ्या पक्षकाराचे नाव
(Name of the other party) _____

मुद्रांक शुल्क रक्कम
(Stamp Duty Amount) _____

पक्षकाराचे जबाब लिहिल्याची सही _____

व परवाना क्रमांक तपशील श्री. शैलेश विनोदकर

मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०,जव्हारतहसील/

(ज्या कारणासाठी मागील मुद्रांक खरेदी केला त्याची स्पष्ट कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापर होणेबाबत आहे.)

JAGDISH TRYAMBAKRAJ DONGARDIVE ★ NOTARY ★

GOVT. OF INDIA Reg. No. 10302

Rs.20 TWENTY RUPEES

I, **Mr. Rajesh V. Shingala** partner of **M/s. Rajhans Residency,** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state.

1. That the project land is free from all encumbrances.

2. That the time period within which the project shall be completed by promoter from the date of registration of project is **31ST August, 2025.**

3. That seventy per cent of the amounts realized by 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

5. That 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.

6. That the promoter shall take all the pending approvals on time, from the competent authorities.

7. That 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.

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

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

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 Malad East on this 21ST day of August 2023.

ATTESTED BY ME

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

21 AUG 2023