

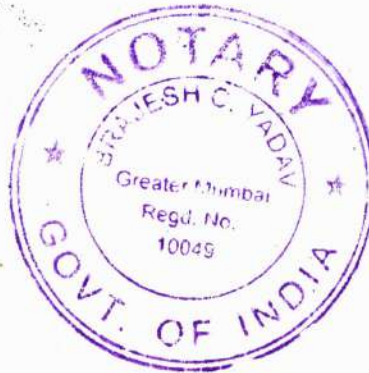
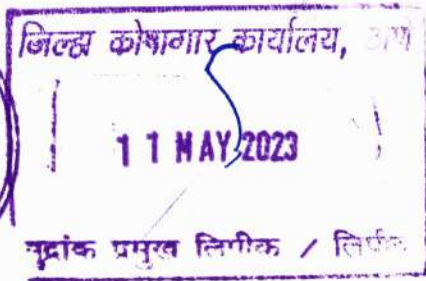


महाराष्ट्र MAHARASHTRA

2022

23 MAY 2023

54AA 366423



FORM - 'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of 1. Mr. Rangnath Gajanan Mahajan 2. Mr. Madhusudan Gajanan Mahajan Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 23/05/2016.

I, 1. Mr. Rangnath Gajanan Mahajan 2. Mr. Madhusudan Gajanan Mahajan Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I have a legal title 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Elc.

जोडपत्र-१

मुद्रांक दिवशी भोंवपही अ.क्र. 214248 23 MAY 2023
दस्तावा प्रमाणर: An
दस्ता नोंदणी करणार आहे का? होय/नाही
मिळकतीचे सोडक्यात वर्णन: For HEMERA BUILDERS & DEVELOPERS (P) LTD.
मुद्रांक विकत देणाऱ्याचे नांव: Manoj
हस्त अंमल्यास त्याचे नांव: Naupada
पत्ता व राही: Naupada DIRECTOR
दुसऱ्या पक्षाकराचे नांव (जोडपत्र-१ वगळता)
मुद्रांक शुल्क रु. रुपये: १००/५००
मुद्रांक विकेता परवाना क्र. १/८८
मुद्रांक विक्रेत्याची राही (काशिनाथ सि. कांबळे):
मुद्रांक विक्रीचे ठिकाण: तहसिलदार कंपाऊंड बाहेर, ठाणे-४०० ६०९.
ज्या मार्गदर्शक अटी व मुद्रांक करीत घेता त्यांनी त्यांच्या नावावर नोंद घ्यावी व नमूद बाबत बाबत बंधनकारक आहे. 23 MAY 2023





2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is **30/09/2028**.
4. 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.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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, Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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, Promoter shall take all the pending approvals on time from the competent authorities.
9. That, Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

1. **1. Mr. Rangnath Gajanan Mahajan 2. Mr. Madhusudan Gajanan Mahajan through Power of Attorney Holders M/s. Hemera Builders and Developers Pvt Ltd. (Director: Mr. Manoj Laxman Chaudhari)**



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 on this 25th day of Sept. 2023

Brajesh C. Yadav
BRAJESH C. YADAV
ADVOCATE & NOTARY
GOVT. OF INDIA
Flat No. 505, Bldg. No. 21-G, Laxmi C.H.S.
Sangharsh Nagar, Chandivali Farm Road,
Andheri (East), Mumbai-400 072.