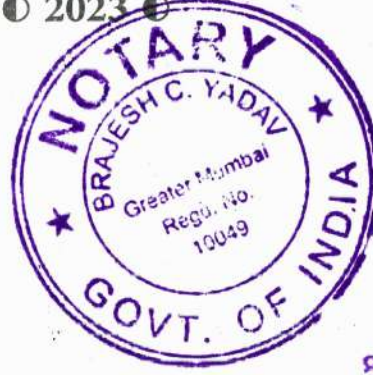




महाराष्ट्र MAHARASHTRA

2023

74AA 265118



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९५
18 SEP 2023
सक्षम अधिकारी

श्री. जे. पी. वाईकर

FORM - 'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of 1. Mr. Madhusudan Parshuram Damle 2. Mr. Mandar Shankar Daandekar 3. Mrs. Madhuri Vasant Karindikar 4. Mrs. Sudha Jagannath Damle 5. Smt. Sucheta Sunil Damle 6. Mrs. Tanvi Chinmay Kane 7. Miss. Siddhi Sunil Damle 8. Mrs. Smita Ravindra

[Signature]

25 SEP 2023

003959

जाहपत्र - 9 Annexure
 Only for Applicants
 Hemera Builders & Developers
 C-1, 625 Saham Plaza, Behind Main
 Bus Stop Ghorbunder Road,
 THANE (W) 400045
 दिनांक 25/5/20

[illegible]

Karandikar 9. Mr. Anand Arvind Damle 10. Mr. Sandeep Arvind Damle 11. Mrs. Manashri Manish Divekar 12. Mr. Mahesh Pandurang Mhaskar Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31/05/2023.

1. Mr. Madhusudan Parshuram Damle 2. Mr. Mandar Shankar Daandekar 3. Mrs. Madhuri Vasant Karindikar 4. Mrs. Sudha Jagannath Damle 5. Smt. Sucheta Sunil Damle 6. Mrs. Tanvi Chinmay Kane 7. Miss. Siddhi Sunil Damle 8. Mrs. Smita Ravindra Karandikar 9. Mr. Anand Arvind Damle 10. Mr. Sandeep Arvind Damle 11. Mrs. Manashri Manish Divekar 12. Mr. Mahesh Pandurang Mhaskar 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.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.

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Deponent

1. Mr. Madhusudan Parshuram Damle 2. Mr. Mandar Shankar Daandekar 3. Mrs. Madhuri Vasant Karindikar 4. Mrs. Sudha Jagannath Damle 5. Smt. Sucheta Sunil Damle 6. Mrs. Tanvi Chinmay Kane 7. Miss. Siddhi Sunil Damle 8. Mrs. Smita Ravindra Karandikar 9. Mr. Anand Arvind Damle 10. Mr. Sandeep Arvind Damle 11. Mrs. Manashri Manish Divekar 12. Mr. Mahesh Pandurang Mhaskar 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



Brajes C. Yadav
25/9/23
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

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