

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 74AA 236378

JAGDISH TRYAMBAKRAO DONGARDIVE GOVT OF INDIA Regd No. 10302 NOTARY

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९६
14 SEP 2023
सक्षम अधिकारी
श्रीमती सुषमा चव्हाण

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 **Navyog Apartments Co-Operative Housing Society Ltd**, through its constituted Attorney **M/S K Ajmera Developers** of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, Navyog Apartments Co-Operative Housing Society Ltd, through its constituted Attorney **M/S K Ajmera Developers** of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That constituted Attorney to owner have/has a legal title Report to the land on which the development of the project is proposed

Kiran R Ajmera

K. AJMERA DEVELOPERS MUMBAI

1412

18 SEP 2023

जोडपत्र-१/Annexure-I

फक्त प्रतिज्ञापत्रासाठी/Only For Affidavit

१) मुद्रांक विक्री नोंदवही अनु. क्र./दिनांक.....

२) मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३) परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८०००१६

मुद्रांक विक्रेचे ठिकाण/पत्ता: बांद्रा बार असोसिएशन
भास्कर बिल्डींग, २रा माळा, लॉयर चेंबर, बांद्रा मेट्रोपोलिटन
मॅजिस्ट्रेट कोर्ट, ए. के. मार्ग, वांद्रे पूर्व, मुं.-४०००५१.
शासकीय कार्यालयासमोर न्यायालयासमोर प्रतिज्ञापत्र सादर
करणेसाठी मुद्रांक कागदाची आवश्यकता नाही.
(शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कामासाठी
ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

AJMERA DEVELOPERS
Room No.82, 3rd Floor,
134/150, Shrinathji Building,
R/ka Street, Gulalwadi,
Mumbai - 400004.

श्री. राजेश गोपाळ नाईक

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

RAO DONGARDIVE
GOVT. OF INDIA
Reg. No. 10302
NOTARY

OR

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

That detail 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 constituted Attorney to owner from the date of registration 31/08/2025

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner 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 constituted Attorney to owner 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 constituted Attorney to owner 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 constituted Attorney to owner 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That constituted Attorney to owner shall take all the pending approvals on time, from the competent authorities.

Kirti R Ajmera

K. AJMERA DEVELOPERS
MUMBAI

8. That constituted Attorney to owner 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 constituted Attorney to owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

Kirti R Ajmera

K. AJMERA DEVELOPERS MUMBAI

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

ATTESTED BY ME

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

4 OCT 2023