

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ CA 863285

NOTARY RAMESH CHANDRA TIWARI AREA-MAROL PIPELINE ANDHERI (E) MUMBAI STATE OF MAHARASHTRA REGN. 3361 GOVT. OF INDIA

S: R: 1180
Date: 6/9/23

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००२०
- 8 AUG 2023
सक्षम अधिकारी

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 **Mr.HITEN KIRAN KOTHARI** Partner of the proposed project / duly authorized by the promoter M/S Krishna Developers of the proposed project, **Disha Darshan** vide their authorization dated **06/09/2023** ;

I **HITEN KIRAN KOTHARI** on Behalf of the, 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 promoter has a legal title Report to the land on which the development of the project is proposed

   AND

   A legally valid authentication of title of such land along with Conveyance Copy for purchase of building and plot and Property Card is enclosed herewith

...Cont.

जोडपत्र-२ Annexure - II

मुद्रांक ची किंमत रु. (Value of Stamp Duty)	२५
दस्त नोंदणी केल्याचा दिनांक (Nature of Document)	10 AUG 2023
दस्त नोंदणी केल्याचा दिनांक (Whether Registered or not)	10 AUG 2023
	पुनम जाधव / नागरवाड

NOT. GOVT. ORIT
RAJESH CHANDRA TR.
AREA MAROL PIPELINE
ANDHERI (E) MUMBAI
STATE OF MAHARASHTRA
REGN 33e1

KRISHNA DEVELOPERS
Plot No. 16 & 17, Kandivali Co-op. Ind. Estate Ltd., Dahanu Kandivali (W), Mumbai - 400 067.

सह दुय्यम निबंधक, एक्सजेशन डिव्हिजन, तळ मजला, ऑफिस नं. १४, कोर्ट, बोरिवली-४०० ०९२.

ज्या कारणासाठी अर्जाचे मुद्रांक शुल्क घेतले तोच वापर कारणासाठी दस्तांक खरेदी केल्यापासून ६ महिन्यात होणे आवश्यक आहे.

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

3. That the project shall be completed by promoter on or before 31/03/2025 as mentioned in the registration of project;

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. 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.

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

8. 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.

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

10. 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.

For KRISHNA DEVELOPERS

Deponent PARTNER

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 **MUMBAI** on this **6th** day of **September, 2023**

For KRISHNA DEVELOPERS

PARTNER

Deponent

BEFORE ME

6/9/23

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc
Nav Pada, Marol Naka, A. K. Road,
Andheri (E), Mumbai-400 059

NOTARY
RAMESH CHANDRA TIWARI
AREA-MAROL PIPELINE
ANDHERI (E), MUMBAI
STATE OF MAHARASHTRA
REGN. 3361
GOVT. OF INDIA