भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 80AA 985616

NOTARY H. A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 05-12-2024 GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००००४
· 5 DEC 2023
सक्षम अधिकारी

श्रीमती ललता सांगळे

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 M/s Shiv Sai developer promoter of the proposed project named Nebula Empress Consisting of Composite Building Wing A & Composite Building Wing B located at CTS NO F/1533, F.P. No 578 of Village Bandra, 5th Road, Khar West, Mumbai - 400052 / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, 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 / promoter have / has a legal title Report to the land on which the development of the project is proposed

C. M. Malkar

SHIV SAI DEVELOPER MUMBAI

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जोडपत्र - १ Annexure - 1

फक्त प्रतिज्ञापत्राकरिता Only for Affidavit

000786

मुद्रांक विक्रत घेणाऱ्याचे नाव SHIV SAI DEVELOPER

मुद्रांक विक्रय घेणाऱ्याचे राहिवासी पत्ता 608, Suchita Business Park, Y.S. Jadhav Marg, Patel Chowk, Ghatkopar (E) Mumbai - 400 077.

मुद्रांक विक्रीबाबतचे नोंद वही अनु. क्रमांक

मुद्रांक विक्रत घेणाऱ्याची सही

परस्पर/बाजार मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००७४

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. सोनोटा की. नवी

8 DEC 2023

8 DEC 2023

ज्या कारणासाठी सदर मुद्रांक होते ते करता येत नाही याबद्दल खात्री झाल्यावर नवीन मुद्रांक द्यावे.

देवस्थापासून दूर अंतरावर असल्याने मुद्रांक द्यावे लागले.

NOTARY H. A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 05.12.2024 NOTARIAL GOVT. OF INDIA

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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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2027

4. For ongoing project on the date of commencement of the Act
(i) That seventy per cent of the amounts to be realised hereinafter by me/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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

For SHIV SAI DEVELOPER

C. M. Malkar

Proprietor

ATTESTED BY ME

H. A. RAJGOR
B.Com.,LL.B.
ADVOCATE & NOTARY GOVT. OF INDIA
Resi: E/27, Vrindavan, LBS Road,
Ghatkopar (W), Mumbai - 400 086

09 DEC 2023

NOTARY H. A. RAJGOR Ghatkopar (W) Mumbai (MAH.) Regn. No. 15761 Date of Expiry 05-12-2024 GOVT. OF INDIA

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