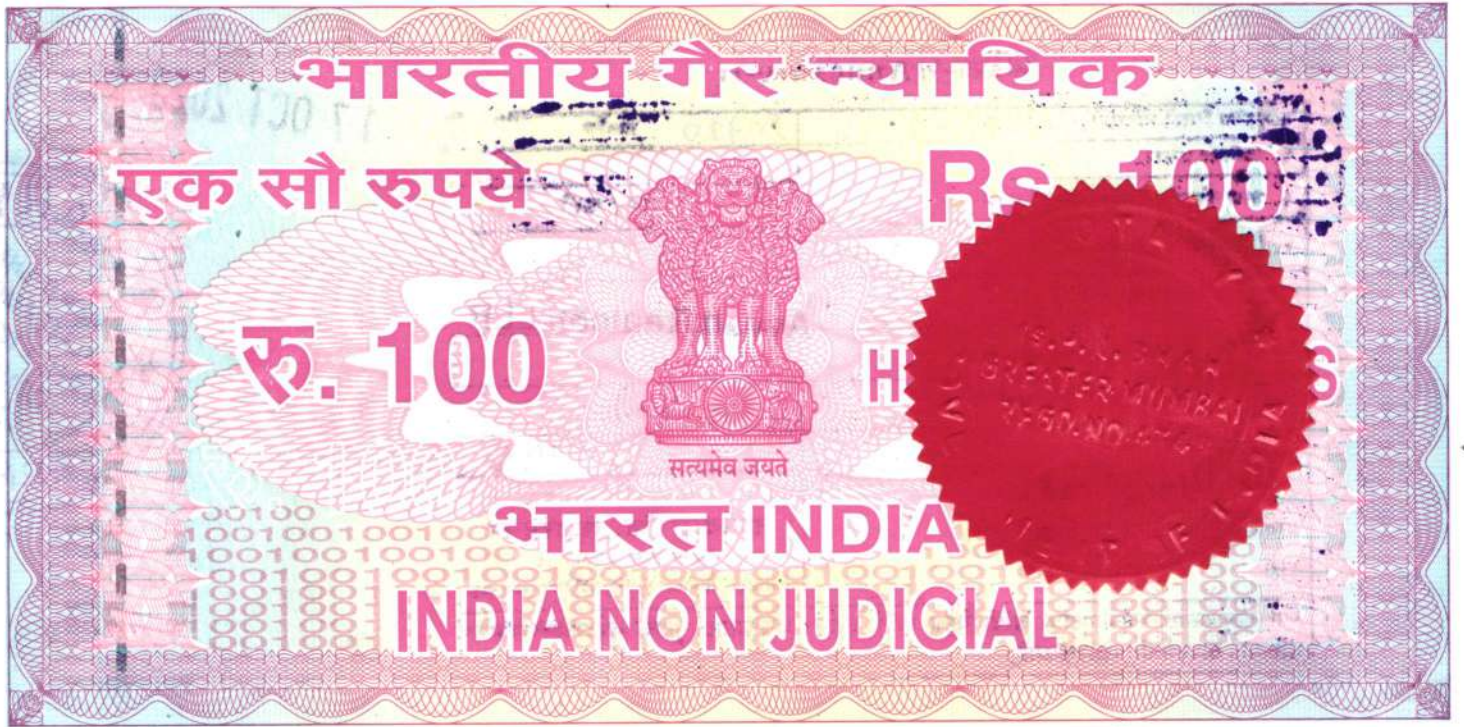


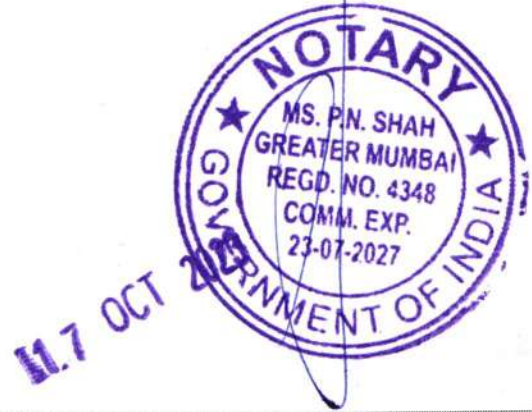


महाराष्ट्र MAHARASHTRA

2023

17 OCT 2023

69AA 259555



FORM – B

[RULE : 3(6)]

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION OF MR. DIPAL LAXMICHAND SHAH AGED 44 YEARS & MR. SURESH MEGHJI SHAH AGED 64 YEARS IN THE CAPACITY OF PARTNERS OF AVVAD REALCON L.L.P. PROMOTERS OF THE PROPOSED REDEVELOPMENT PROJECT 'SHUBHAM AURUM' OF 'BUILDING NO – 175' OF SUVARNA REKHA CO-OP. HSG. SOC. LTD.. SITUATED AT PLOT BEARING C.T.S. NO. 5684 (PT), F.P. NO. 320 (OLD F.P. NO 321), SURVEY NO 236-A, T. P. SCHEME – III OF GHATKOPAR, PANT NAGAR, M.H.A.D.A. LAYOUT, GHATKOPAR (EAST), 'N' WARD, MUMBAI – 400 075.

For AVVAD REALCON LLP

D. I. Shah.

PARTNER

17 OCT 2023

१. मुद्रांक विक्रीची मॉडेल	८०१२०
२. विक्रीचा प्रकार	Acq
३. कर नोंदणी करणारा आहोती का?	होय / नाही
४. मिशन/चे ब्रोड कायदा / फर्म	
५. मुद्रांक विक्रीचे वास्तविक नाव	Avvad Realcon LLP
६. दुसऱ्या: पत्रकाराचे नाव	
७. हस्ताक्षर अभिलेखास त्यांचे नाव, पत्ता व सही	Aniket
८. मुद्रांक शुल्क रक्कम	100/-
९. परवानाधारक मुद्रांक विक्रीसाठी सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	रामदास कि. महारनवर परवाना क्र. १२०१०२८ ए-८/१०, सेक्टर-११, गुर्मे, नवी मुंबई ४०० ८०६
या कारणासाठी यांनी मुद्रांक खरेदी केला त्यांनी लाव कारणासाठी मुद्रांक खरेदी करण्यासाठी बहिःन्यात वापरणे बंधनकारक आहे.	



FOR AVVAD REALCON LLP

PARTNER

WE MR. DIPAL LAXMICHAND SHAH & MR. SURESH MEGHJI SHAH, PARTNERS OF AVVAD REALCON LLP, HEREINAFTER REFERRED TO AS THE PROMOTER OF THE ABOVE MENTIONED REDEVELOPMENT PROJECT, DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER :

- 1) THAT, WE HAVE **LEGAL TITLE REPORT** ON WHICH THE DEVELOPMENT OF THE PROJECT IS TO BE CARRIED OUT AND A LEGALLY VALID AUTHENTICATION OF TITLE OF SUCH LAND ALONG WITH AN AUTHENTICATION COPY OF THE 'DEVELOPMENT AGREEMENT' EXECUTED BETWEEN 'SUVARNA REKHA CO-OP. HSG. SOC. LTD.', HEREINAFTER REFERRED TO AS 'THE SOCIETY' AND THE EXISTING MEMBER/S' OF 'BUILDING NO 175' AND AVVAD REALCON LLP THROUGH ITS PARTNERS MR. DIPAL LAXMICHAND SHAH & MR. SURESH MEGHJI SHAH, HEREINAFTER REFERRED TO AS THE 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 PROMOTER FROM THE DATE OF REGISTRATION OF PROJECT IS 30TH JUNE 2026.
- 4) THAT SEVENTY PERCENT OF THE AMOUNT RELISED BY ME FOR THE **REAL ESTATE PROJECT : SHUBHAM AURUM**, FROM THE ALLOTEES, FROM TIME TO TIME, SHALL BE DEPOSITED IN A SEPERATE ACCOUNT TO BE MAINTAINED IN A NATIONALISED / PRIVATE / SCHEDULE BANK TO COVER THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
- 5) THAT THE AMOUNT FROM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN IN ACCORDANCE WITH RULE (5) OF THE MAHARASHTRA REAL ESATE (REGULATION AND DEVELOPMENT) (REGISTRATION OF REAL ESTATE PROJECTS, REGISTRATION OF REAL ESTATE AGENTS, RATES OF INTERST AND DISCLOSURE ON WEB-SITE), RULES 2017.
- 6) THAT WE, 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 AMOUNT COLLECTED FOR A PARTICULAR ROJECT HAVE BEEN UTILISED FOR THE PROJECT AND THE WITHDRAWL HAS BEEN IN COMPLIANCE WITH THE PROPORTION TO THE PERCENTAGE OF THE COMPLETEION OF THE PROJECT.
- 7) THAT WE, SHALL TAKE ALL THE PENDING APPROVALS ON TIME, FROM THE COMPETENT AUTHORITIES.
- 8) THAT WE, 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 UNDER RULE 3 OF THESE RULES, WITHIN SEVEN DAYS OF THE SAID CHANGES OCCURING.

For AVVAD REALCON LLP

Dil. Shah

PARTNER



9) THAT WE, HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE RULES AND REGULATIONS MADE UNDER THE ACT.

10) THAT WE, SHALL NOT DISCRIMINATE AGAINST ANY ALLOTEE AT THE TIME OF ALLOTMENT OF ANY APARTMENT, PLOT OR BUILDING, AS THE CASE MAY BE.

For AVVAD REALCON LLP
PARTNER

D.L. Shah



(MR. DIPAL LAXMICHAND SHAH)
DEPONENT

VARIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THEREFROM.

VERIFIED BY ME AT NAVI MUMBAI ON THIS 11.7 OCT 2023 DAY OF 2023.

AVVAD REALCON LLP
(PARTNER)

D.L. Shah

(MR. DIPAL LAXMICHAND SHAH)
DEPONENT.



BEFORE ME



17/10/2023
Ms. PRACHI N. SHAH
ADVOCATE & NOTARY
Flat No. 905, Oakwood Runwal Greens,
Mulund Goregaon Link Road,
Nahur, Bhandup (W), Mumbai-400 078
Mob : 9324087166

11.7 OCT 2023

