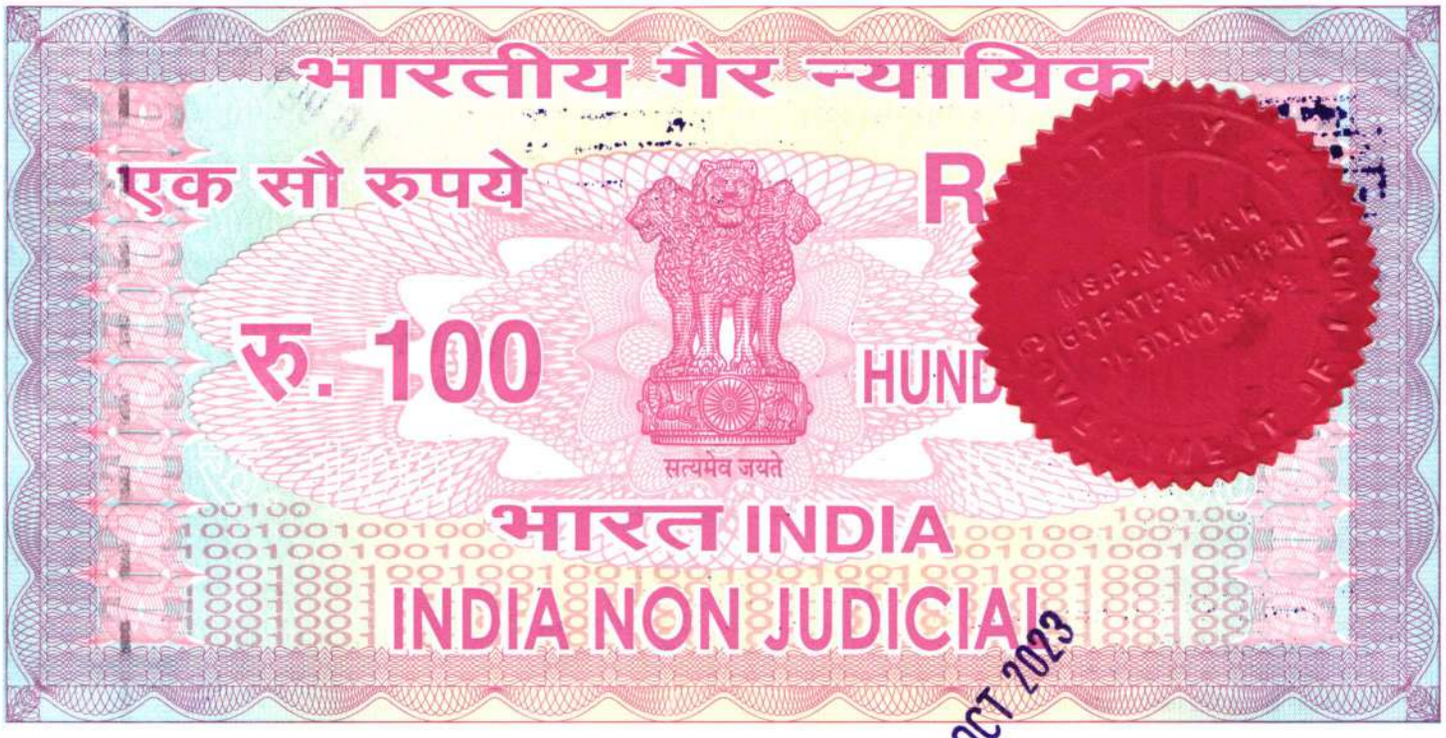


महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 16 OCT 2023 69AA 259161

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे
13 OCT 2023
मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY
MS. P.N. SHAH
GREATER MUMBAI
REGD. NO. 4348
COMM. EXP.
23-07-2027
GOVERNMENT OF INDIA

17 OCT 2023

FORM – B

[RULE : 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER – LAND OWNER OR ANY PERSON AUTHORIZED BY THE PROMOTER – LAND OWNER

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION OF MR. ASHOK AMRUTLAL SHAH - SECRETARY OF 'SUVARNA REKHA CO-OPERATIVE HOUSING SOCIETY LTD', (HEREINAFTER REFERRED TO AS **"THE SAID SOCIETY").**

For Suvarna Rekha Co-Op Housing Society Ltd.

Chairman Treasurer

16 OCT 2023

जोडपत्र-२/ Annexure-II

१.मुद्रांक विक्री नोंदवही अनु. क्रमांक	80226 दिनांक
२. दस्ताचा प्रकार	Agr.
३. दस्त नोंदणी करणार आहेत का?	होय / नाही
४. मिळकतीचे वर्णनयात नमूद -	
५.मुद्रांक विकत घेणा-याचे नाव	Survarna Rekha. chsl.
६. मुद्रांक घेणाऱ्याचे नाव	
७.हस्ते असल्यास त्यांचे नाव, पत्ता व सही	Aniket
८. मुद्रांक शुल्क रक्कम	100/-
९.परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विकले ते ठिकाण/ एजंट	रामदास जि[illegible] सहस्त्रबुध्दे परवाना क्र. १२०१०२८ ए-५८/१०, सेक्टर-२१, तुर्भे नवी मुंबई ४०० ७०१

क्या कारणासाठी व्यक्ती मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात बाधरणे बंधनकारक आहे.

NOTARY MS. P.N. SHAH GREATER MUMBAI REGD. NO. 4348 COMM. EXP. 23-07-2027 GOVERNMENT OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

I, ASHOK AMRUTLAL SHAH - SECRETARY OF SUVARNA REKHA CO-OPERATIVE HOUSING SOCIETY LTD' (HEREINAFTER REFERRED TO AS "**THE SAID SOCIETY**") DULY REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE HOUSING SOCIETIES ACT 1960, BEARING REGISTARTION NO. **BOM/HSG/1121/1966 dated 17.02.1966**, THE PROMOTER – LAND OWNER OF THE PROPOSED PROJECT OF REDEVELOPMENT OF LEASEHOLD AND 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 ADMEASURING 700.31 SQ. MTRS. AS PER SITE MEASUREMENT (AS PER P.R. CARD 9097.00 SQ. MTRS.) ("**PROJECT LAND**") BEING UNDERTAKEN BY **AVVAD REALCON LLP ("PROMOTER")**, THE PROMOTER OF THE PROPOSED PROJECT DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER: -

1) THE SOCIETY HAS A LEGAL TITLE REPORT TO THE PROJECT LAND WHICH THE DEVELOPMENT OF THE PROPOSED PROJECT ID TO BE CARRIED OUT

AND

A LEGALLY VALID AUTHENTICATION OF THE TITLE OF PROJECT LAND IS DESCRIBED IN TITLE REPORT IS ENCLOSED HEREWITH.

2) THE PROJECT LAND IS FREE FROM ALL ENCUMBRANCES.

3) THAT THE PROJECT SHALL BE COMPLETED BE THE PROMOTER ON OR BEFORE 30TH JUNE 2026.

4) THAT SEVENTY PERCENT OF THE AMOUNT RELISED BY PROMOTER FOR THE REAL ESTATE PROJECT 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 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 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.

For Suvarna Rekha Co-Op Housing Society Ltd.

Chairman Secretary Treasurer


NOTA
MS. P.N. SI
GREATER MI
REGD. NO.
COMM. E
23-07-2
GOVERNME

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 UNDER RULE 3 OF THESE RULES, WITHIN SEVEN DAYS OF THE SAID CHANGES OCCURING.

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 ALLOTEE AT THE TIME OF ALLOTMENT OF ANY APARTMENT, PLOT OR BUILDING, AS THE CASE MAY BE.

For Suvarna Rekha Co-Op Housing Society Ltd.

Chairman Secretary Treasurer
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 _____ OCTOBER DAY OF 2023.

17 OCT 2023

For Suvarna Rekha Co-Op Housing Society Ltd.

Chairman Secretary Treasurer
DEPONENT.

BEFORE ME

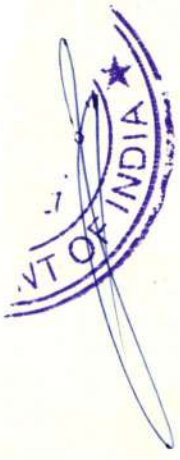
NOTED & REGISTERED
Sr. No. 15522 Page No. 15
Date: 17/10/2023

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

17 OCT 2023


NOTAR
MS. P.N. SHA
GREATER MU
REGD. NO.
COMM. F
23-07-2
GOVERNME

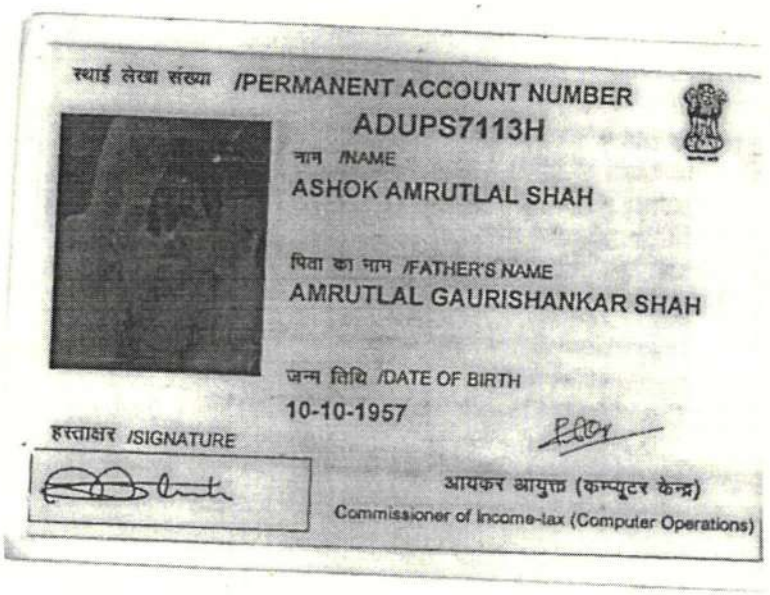




For Suvarna Rekha Co-Op Housing Society Ltd.

Chairman Secretary Treasurer


NOTARY
MS. P.N. SHAH
GREATER MUMB
REGD. NO. 43
COMM. EX
23-07-20
GOVERNMEN



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADUPS7113H

नाम /NAME

ASHOK AMRUTLAL SHAH

पिता का नाम /FATHER'S NAME

AMRUTLAL GAURISHANKAR SHAH

जन्म तिथि /DATE OF BIRTH

10-10-1957

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20566/77133

To,
अशोक अमृतलाल शाह
Ashok Amrutlal Shah
S/O: Amrutlal Shah
175/4975 Suvarn Rekha C H S
Near Datta Samant Mahila Office Ghatkopar East
Mumbai
Pant Nagar Mumbai Mumbai
Maharashtra 400075
9322591893

03/09/2013

Ref: 128 / 29J / 155944 / 156016 / P

SH450053599FT

आपला आधार क्रमांक / Your Aadhaar No. :

9547 6612 5830

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

Government of India

अशोक अमृतलाल शाह
Ashok Amrutlal Shah
जन्म तारीख / DOB : 10/10/1957
पुरुष / Male

9547 6612 5830

आधार - सामान्य माणसाचा अधिकार