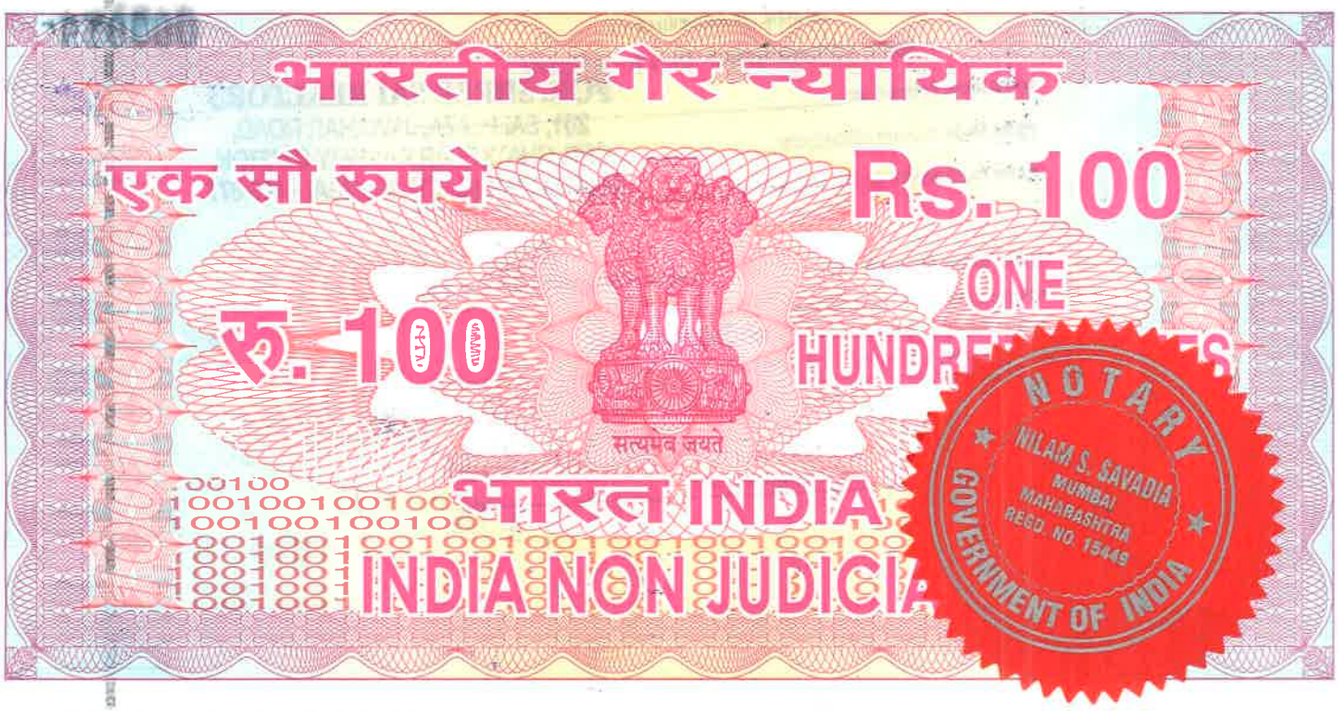

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 87AA 420134



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

श्रीमती सुषमा चव्हाण

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Leebin Sreedharan Muthathyan of Shree Sai Realtors, Promoter of the proposed project "Sai Shankar" duly authorized by the promoter of the proposed project.

I, Mr. Leebin Sreedharan Muthathyan of Shree Sai Realtors, 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 to the land on which the development of the project is proposed "Sai Shankar" 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter m/s Shree Sai Realtors is December 2028.

001954

जोडपत्र - १ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

FOR. SHREE SAI REALTORS
201, SAI PLAZA, JAWAHAR ROAD,
OPP. GHATKOPAR RAILWAY STATION,
GHATKOPAR (EAST), MUMBAI - 400 077.

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८००००४

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. योगेश श्री. दवे

श्याम चुंबन, [illegible] (पूर्व), मुंबई - ४०० ०७७

[illegible] मुद्रांक

कामदाची आवश्यकता [illegible] दि. ०१/०७/२००४ [illegible]

ज्या कारणासाठी [illegible] त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात [illegible] बंधनकारक आहे.

19 DEC 2023

19 DEC 2023

NOTARY
MILRAS SHAMDIA
MUMBAI
MAHARASHTRA
Regd. No. 45449
Exp. Dt.
21 Oct 2024
GOVT. OF INDIA

4. That, seventy per cent of the amounts realized 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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

NOTARY GOVT. OF INDIA NILAM S. SAVADIA MUMBAI MAHARASHTRA Regd. No. 15449 Exp. Dt. 21 Oct 2024

For SHREE SAI REALTORS

PARTNER

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this **Date:** 23 DEC 2023

For SHREE SAI REALTORS

PARTNER

Deponent

NOTARY GOVT. OF INDIA NILAM S. SAVADIA MUMBAI MAHARASHTRA Regd. No. 15449 Exp. Dt. 21 Oct 2024

NILAM S. SAVADIA
NOTED & REGISTERED
Sr. No. 2978 Page No. 36
Notary Regd. No. 25
Date 23 DEC 2023

BEFORE ME

NILAM S. SAVADIA
B.A., LL.B.
REGN. No.15449
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
17/401, Kavita Bldg. 60 Feet Road,
Ghatkopar (E), Mumbai - 400 077.