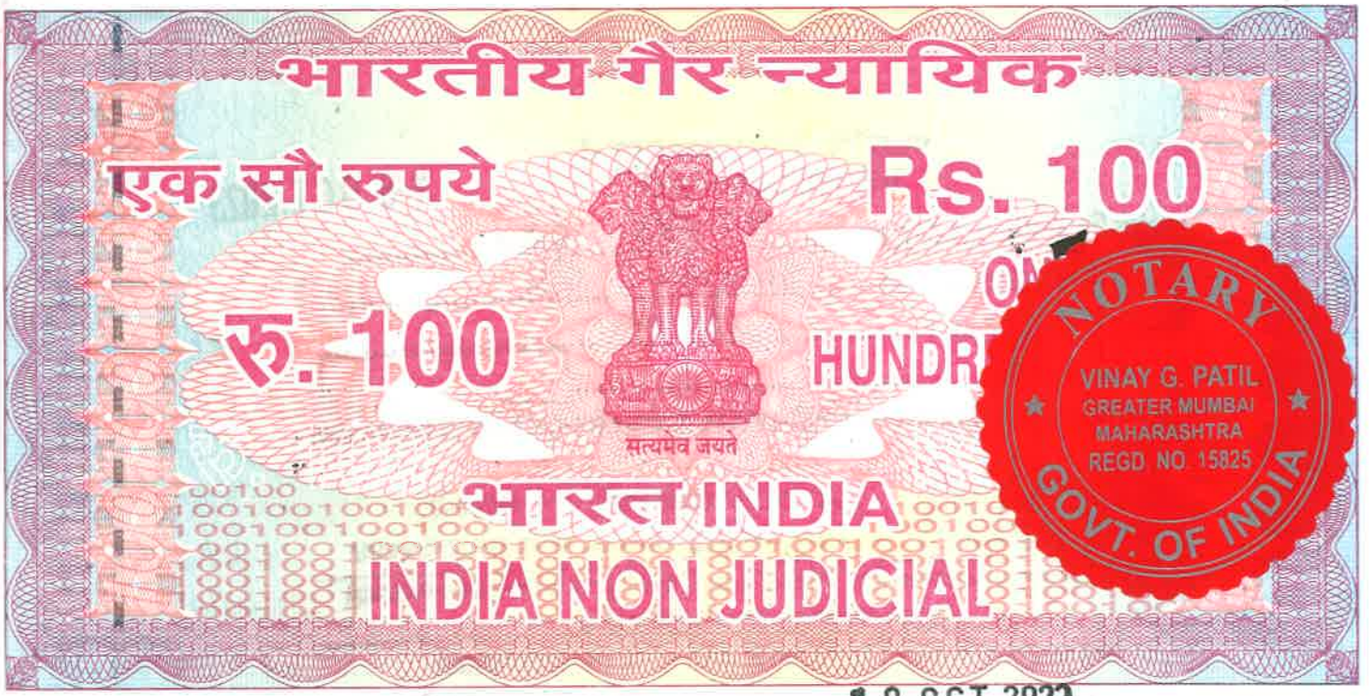


महाराष्ट्र MAHARASHTRA 2023

18 OCT 2023

69AA 882282

जिल्हा कोषागार कार्यालय

16 OCT 2023

मुद्रांक प्रमुख लिपीक

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

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 **SUBHASH NAGAR SHEETAL CO-OPERATIVE HOUSING SOCIETY LIMITED**, through its constituted Attorney **M/S. REAL INFRASTRUCTURE CO** of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06.11.2023.

I, **SUBHASH NAGAR SHEETAL CO-OPERATIVE HOUSING SOCIETY LIMITED**, through its constituted Attorney **M/S. REAL INFRASTRUCTURE CO** of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Subhash Nagar Sheetal Co-op. Hsg. Soc. Ltd. Regd. No 7615 Chembur

For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

जोडपत्र-१/Annexure -I

फक्त प्रतिज्ञापत्रासाठी

18 OCT 2023

मुद्रांक विक्री नोंद वही अनु.क्रमांक ..82888.. दिनांक .....

मुद्रांक विकत घेणाऱ्याचे नाव .....Sheetal chs.....

रहिवासाचा पत्ता व सही .....Chembur.....

.....

परवाना धारक मुद्रांक विक्रेत्याचे नाव व सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. विनोद वि. शिंगाडे
परवाना क्र. २१/२००३/ नवीन परवाना क्र. २२०१७५

दुकान नं. १२,जनता मार्केट सं. १, सेक्टर-३,
नेरुळ,नवी मुंबई -४००७०६ मो.न. ९७०२१४९०४४

शासकीय कार्यालयासाठी/न्यायालयासाठी प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही
(सक्षम आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्याचा आत वापरणे बंधनकारक आहे.

1. That constituted Attorney to owner have/has a legal title Report to the land on which the development of the project is proposed

OR

Have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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 constituted Attorney to owner from the date of registration **31.03.2027.**

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by constituted Attorney to owner 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.

OR

(ii) That entire of the amounts to be realised hereinafter by constituted Attorney to owner 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

6. That constituted Attorney to owner 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 constituted Attorney to owner shall take all the pending approvals on time from the competent authorities.

8. That constituted Attorney to owner 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.

Subhash Nagar Sheetal Co-op. Hsg. Soc. Ltd. Regd. No. 7613 Mumbai

For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

Chairman Secretary Treasurer Committee Member

For SUBHASH NAGAR SHEETAL CO-OP HSG SOCIETY LTD

9. That constituted Attorney to owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

Subhash Nagar Sheetal Co-op. Hsg. Soc. Ltd. Regd. No 7618 Chembur

SHRI. GIRISH KRISHNAN

Chairman.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this date _____

For SUBHASH NAGAR SHEETAL CO-OP. HSG. SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

Subhash Nagar Sheetal Co-op. Hsg. Soc. Ltd. Regd. No. 7618 Chembur

SHRI. GIRISH KRISHNAN

Chairman.

Deponent

RAJENDRA S. YADAV
Advocate High Court
Kaushal Kunj, 13/14B,
2nd Floor, S. N. Road,
Mulund (W), Mumbai-400080

BEFORE ME

VINAY G. PATIL
Advocate & Notary
R. No. 3, Shree Ganesh Niwas, Shripad Chawl,
Opp. Mulund Court, J. S. D. Road,
Opp. Mulund (West), Mumbai - 400 080.

NOTED & REGISTERED
Sr. No. 8570 Page No. 18
Date 21 NOV 2023

For SUBHASH NAGAR SHEETAL CO-OP HSG SOCIETY LTD.

Chairman Secretary Treasurer Committee Member

For SUBHASH NAGAR SHEETAL CO-OP HSG SOCIETY LTD.

Chairman Secretary Treasurer Committee Member