

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ CY 006345



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००३
24 DEC 2024
सक्षम अधिकारी

श्री. विनायक ब. जाधव

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 **MRS. DEEPA DIGAMBAR SAVANT** Landowner of the proposed project **" SIDDHGIRI "** , Carpet Area **576.93 Sq. Mtr.** located **(CTS No. 156/10 Porject Address Dr. Baba Saheb Ambedkar road, Dadar, Mumbai - 400014)** at duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I **MRS. DEEPA DIGAMBAR SAVANT** Landowner of the proposed project **" SIDDHGIRI "**, Carpet Area **576.93 Sq. Mtr.** located **(CTS No. 156/10 Porject Address Dr. Baba Saheb Ambedkar road, Dadar, Mumbai - 400014)** duly





000406

जोडपत्र-१ Annexure - I
फक्त प्रतिज्ञापत्रासाठी Only for Afidavit

BAF NA Properties LLP
(LLPIN: ABB-1140)
2B, 2nd Floor, Bafna Mansion,
127, Kika Street, Gulalwadi,
Madhavbaug, Mumbai - 400004.
Maharashtra, India.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रिबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रित्याची सही

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट,मुंबई- ०१.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६महिन्यात वापरणे बंधनकारक आहे.

27 DEC 2024

27 DEC 2024

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

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.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration on or before **31st December, 2028.**

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(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 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.

OR

(ii) That entire 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, 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 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.

Satish Sahu

BRENA Properties LLP MUMBAI LLPIN: ABB-1140

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.

Verification

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

Verified by me at _____ on this 29 JAN 2025 day of_____

BAINA Properties LLP MUMBAI LLPIN: ABB-1140

Deponent

BEFORE ME

29-01-25

S.K. SINGH
NOTARY
Government of India
Mumbai

29 JAN 2025

NOTARY S.K. SINGH Mumbai Reg. No. 27280 My Commission Expires 10 Dec. 2029 GOVT. OF INDIA

NOTED & REGISTERED
Sr. No 506 Page No 38
Book No. 3 Date 29 JAN 2025



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZFB5506H

नाम / Name
BAF NA PROPERTIES LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
24/05/2022

BAFNA Properties LLP
MUMBAI
LLPIN: ABB-1140



NOTARY
S.K. SINGH
Mumbai
Reg. No. 27280
My Commission
Expires
31st Dec. 2013

आयकर विभाग
INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA

DEEPA DIGAMBAR SAVANT

MAHADEV BABJI PALAV

23/05/1942
Permanent Account Number

BGTPS4173G



10082006

Mrs Deepa Savant
Signature

सौ. दिपा सावंत