

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ WT 693880

05802 दि. 26 NOV 2020 मु.शु.रकम 100

दस्ताचा प्रकार ..... प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का ? होय/नाही

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव .....

पत्ता .....

दुसऱ्या पक्षकाराचे नांव .....

हस्ते व्यक्तीचे नांव व पत्ता .....

23 NOV 2020

प्रथम मुद्रांक विक्रेता

विक्रेता देवराम लडकत

परवाना क्र. २२०५१२५

मुद्रांक विकत घेणाऱ्याची सही जि.प. अंडर शासकीय कंत्राटदार वर्ग-१ पुणे

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

FORM B

[See Rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

NOTARY
Rameshkumar B. Nage
Haveli, Pune(Mah.)
Reg.No.16396
Exp. Date 27/01/2025
GOVERNMENT OF INDIA

Scanned with CamScanner

Affidavit cum Declaration of (1) **Mr. Mangesh Sevantilal Shah** . (2) **Shashank Atmaram Kadam (3) Mr. Sachin Ramchandra Pardeshi (4)) Mr. Mujahid Zubair Momin (5) Sameer Gulabnabi Pathan (6) Qadir MohammedHanif Moulavi** of **M/s. Matoshri Builders** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated;

We(1) **Mr. Mangesh Sevantilal Shah** . (2) **Shashank Atmaram Kadam (3) Mr. Sachin Ramchandra Pardeshi (4)) Mr. Mujahid Zubair Momin (5) Sameer Gulabnabi Pathan (6) Qadir MohammedHanif Moulavi** of **M/s. Matoshri Builders** project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / 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. detailsof any rights, title, interest or name of any party in or over such land, along withdetails_____

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **31.08.2023**

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 andthe land cost and shall be used only for that purpose.

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

Scanned with CamScanner

(i) That seventy per cent [70%] of the amounts to be realised hereinafter by me/promoter **M/s. Matoshri Builders** 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 realized herein after by me/promoter **M/s. Matoshri Builders** 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 withRule 5

6. That We(1) **Mr. Mangesh Sevantilal Shah** . (2) **Shashank Atmaram Kadam (3) Mr. Sachin Ramchandra Pardeshi (4)) Mr. Mujahid Zubair Momin (5) Sameer Gulabnabi Pathan (6) Qadir MohammedHanif Moulavi** of **M/s. Matoshri Builders** 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 utilized for the project and the withdrawal has been incompliance with the proportion to the percentage of completion of the project.

7. That We, (1) **Mr. Mangesh Sevantilal Shah** . (2) **Shashank Atmaram Kadam (3) Mr. Sachin Ramchandra Pardeshi (4)) Mr. Mujahid Zubair Momin (5) Mr. Sameer Gulabnabi Pathan (6) Qadir MohammedHanif Moulavi** of the promoter of **M/s. Matoshri Builders** shall take all the pending approvals on time, from the competent authorities.

8. That We/ 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 We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Scanned with CamScanner

10. That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Mr. Mangesh Sevantilal Shah

Mr. Shashank Atmaram Kadam

Mr.Sachin Ramchandra Pardeshi

Mr. Mujahid Zubair Momin

Mr. Sameer Gulabnabi Pathan
Deponent

Mr.Qadir MohammedHanif Moulavi

Verification

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

Verified by me at on this day of

Mr. Mangesh Sevantilal Shah

Mr. Shashank Atmaram Kadam

Mr.Sachin Ramchandra Pardeshi

Mr. Mujahid Zubair Momin

Mr. Sameer Gulabnabi Pathan

Mr.Qadir MohammedHanif Moulavi

Deponent

NOTARY
Rameshkumar B. Nage
Haveli, Pune(Mah.)
Reg.No.16396
Exp. Date 27/01/2025
GOVERNMENT OF INDIA

BEFORE ME

RAMESHKUMAR. B. NAGE
Notary Govt. of India

Noted and Registered
at Sr. No. 1502 /2020
Date:- 01 DEC 2020

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

Scanned with CamScanner