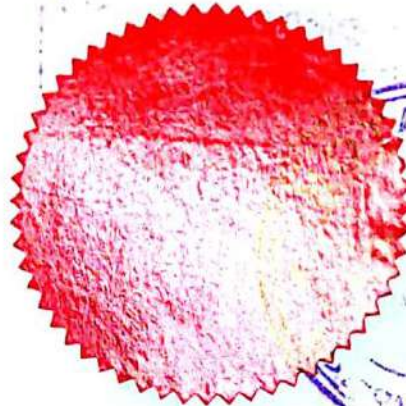


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2019

AT 785559



FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of SRI. DYANOBA BHIMAJI PAWAR, SRI. VASANT DYANOBA PAWAR, SRI. VIJAY DYANOBA PAWAR, SRI. RAJENDRA DYANOBA PAWAR, SRI. UTTAM SHIVRAM PAWAR, SRI. VILAS SHIVRAM PAWAR, SRI. DILIP SHIVRAM PAWAR, SRI. DATTATRAY HIRAMAN PAWAR (hereinafter referred to as the landowners) have appointed M/s. Eagle Developer as their constituted Attorney as per registered Power of Attorney (POA) dated 30th July 2012 & 19th December 2016. In pursuance of the said registered POA Sri. Dinesh Govind Patel, partner of M/s. Eagle Developer, being duly authorized by the said landowners' promoter in respect of the proposed project "THE MPIRE PHASE II", BUILDING C TORNA.

बात पत्र

दस्तावेज प्रकर/अनुच्छेद क्रमांक

दस्तावेज नमूना करारा आदेश का

नोटरी होना अस्तित्वात मुख्यतः

नियमक कार्यालयाचे नांव

नियमकतीचे दर्जा

मोबाइल नंबर

पेनाल्टीचे नांव

पेनाल्टीचे नांव

हस्त अस्तित्वात त्यांचे नांवपत्र

मुद्रांक शुल्क रक्कम

मुद्रांक दिली नोंदणी क्रमांक/दिनांक

मुद्रांक निकट पेनाल्टीची नोंद

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी

केला त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केलेल्यामुळे नोंदल्यात वापरणे

आवश्यक आहे.

Agree (2)

Dinesh G. Patel - pune

D. D. Bhapi - BPL

500

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D. Bhapi

मुद्रांक विक्रेत्याची नोंद

नांव : सुनिता के. अज्जासामणी

परवाना क्र. 9292099

पत्ता : कामय बदलापुर (पूर्व)

27 NOV 2019

NOT
SUDAG
Date No. 1547





I, **SRI DINESH GOVIND PATEL**, on behalf of the said landowners & as constituted attorney to above landowners, being landowner promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the said landowner promoters have 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 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 land for the project is free from all encumbrances except allotment of constructed flats to the landowners as per development agreement.
3. That the time period within which the project shall be completed by me/landowner promoter from the date of registration of project: 31/12/2023.
4. For new projects:
That seventy per cent of the amounts realised by us/ landowner 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 shall be withdrawn in accordance with Rule 5
6. That the landowner 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 the landowner promoter shall take all the pending approvals on time, from the competent authorities.
8. That the landowner 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 the landowner promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the landowner promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTED & REGISTERED	
Sr. No. 1190	Page No. 27
Book No. 02	

Before me

VIVEK B. SUDE
 B.A.L.L.B. (MUMBAI)
 ADVOCATE & NOTARY
 (GOVT. OF INDIA)

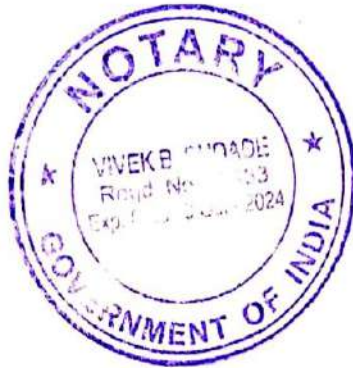
20 JUL 2020


(DINESH GOVIND PATEL)
 (in capacity of constituted
 attorney to the landowners)
 Deponent

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 **MUMBAI** on this 20th day of **JUL** 2020



A handwritten signature in blue ink, appearing to read "D. Patel".

(DINESH GOVIND PATEL)
(in capacity of constituted
attorney to the landowners)
Deponent