

महाराष्ट्र MAHARASHTRA ★ 2025 ★ DV 457324

Sub-Treasury Office
Vasai
30 JUL 2025
Addl. Treasury Officer

NOTARIAL

FORM"B' [See rule3(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 M/S HOS NIRMAAN LLP through its Partner Mr. Neerav Suresh Ajmera & Mr. Suresh Shantilal Ajmera promoter of the proposed project of "MAULI RESIDENCY"; Situated at S NO - 22 B, HISSA NO - 1,2,3,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33, PLOT NO .1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,26,27, Of Village Walive Tal. Vasai, Dist Palghar, Pin – 401208.

Suresh S Ajmera

We, Mr. Neerav Suresh Ajmera & Mr. Suresh Shantilal Ajmera promoter of the proposed project do hereby solemnly declare, undertake and state as under: 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, 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 of project i.e. **31-12-2027**;

4. (a) For new projects:

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.

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

(i) That seventy per cent of the amounts to be realized 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 realized 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

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.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

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 allottees at the time of allotment of any apartment, plot or building, as the case may be.



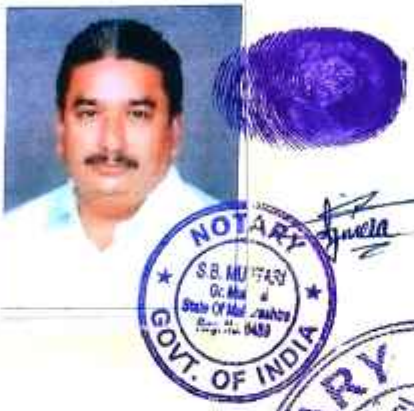


Deponent

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 Vasai East on this 20 day of March 2025





Deponent

BEFORE ME

S.B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No. B/4, Sai Dham Hsg. Soc.,
Tilak Nagar, Sakinaka,
Mumbai-400 072.

SR. No. 1909
DATE: 25/3/25

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 1218/61949/17631

To
नीरव सुरेश अजमेरा
Neerav Suresh Ajmera
22, Vimal Apartment,
Parvati Cross,
Opp. Union Bank,
Vasai Road (West),
VTC: Umele,
PO: Bassein Road,
Sub District: Vasai,
District: Thane,
State: Maharashtra,
PIN Code: 401202,
Mobile: 9890421007

Validity unknown

आपला आधार क्रमांक / Your Aadhaar No. :

3233 3393 4707

VID : 9101 6360 0950 9016

माझे आधार, माझी ओळख

Government of India

AADHAAR

माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा किंवा जन्मतारखेचा नाही. जन्मतारीख आधार क्रमांक धारकाने प्रस्तुत केलेल्या नियमांमध्ये निर्दिष्ट केलेल्या जन्मतारीख दस्तऐवजाच्या पुराव्याद्वारे समर्थित असलेल्या माहितीवर आधारित आहे.
- या आधार पत्राची पडताळणी UIDAI-नियुक्त प्रमाणीकरण एजन्सीद्वारे ऑनलाइन प्रमाणीकरणाद्वारे किंवा ॲप स्टोअरमध्ये उपलब्ध mAadhaar किंवा Aadhaar QR स्कॅनर ॲप वापरून किंवा www.uidai.gov.in वर उपलब्ध सुरक्षित QR कोड रीडर ॲप वापरून QR कोड स्कॅनिंगद्वारे सत्यापित केले जावे.
- आधार अद्वितीय आणि सुरक्षित आहे.
- ओळख आणि पत्त्याला आधार देणारी कागदपत्रे आधार नोंदणीच्या तारखेपासून दर 10 वर्षांनी आधारमध्ये अद्यतनित केली जावीत.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी mAadhaar ॲप डाउनलोड करा.
- आधार/बायोमेट्रिक्स वापरत नसताना सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक आधार/बायोमेट्रिक्सचे वैशिष्ट्य वापरा.
- आधारची मागणी करणाऱ्या संस्थांनी संमती घेणे बंधनकारक आहे.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

भारत सरकार
Government of India



नीरव सुरेश अजमेरा
Neerav Suresh Ajmera
जन्म तारीख/DOB: 04/02/1986
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3233 3393 4707

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
22, विमल अपार्टमेंट, पार्वती क्रॉस, युनियन बँक समोर, वसई रोड (पश्चिम), उमेले, बॅसीन रोड, ठाणे, महाराष्ट्र - 401202

Address:
22, Vimal Apartment, Parvati Cross, Opp. Union Bank, Vasai Road (West), Umele, PO: Bassein Road, DIST: Thane, Maharashtra - 401202

Details as on: 06/07/2024



3233 3393 4707

VID : 9101 6360 0950 9016

1947 | help@uidai.gov.in | www.uidai.gov.in

.ARY
S. MUSTARI
Gr. Mumbai
State Of Maharashtra
Reg. No. 6459
VT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEERAV SURESH AJMERA

SURESH SHANTILAL AJMERA

04/02/1986
Permanent Account Number
AGOPA8582F





Signature

NOTARY
S.B. MUSTARI
Gr. Mumbai
State Of Maharashtra
Reg. No. 6459
GOVT. OF INDIA

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61949/17635

To,
सुरेश शांतीलाल अजमेरा
Suresh Shantilal Ajmera
22, Vimal Apartment
Parvati Cross
Opp. Union Bank Vasai Road (west)
Umele
Bassein Road Vasai Thane
Maharashtra 401202
9890293080

26/05/2013

NOTARY S.B. MUSTARI Gr. Mumbai State Of Maharashtra Reg. No. 6459 GOVT. OF INDIA

Ref. 64 / 121 / 30725 / 30885 / P

SH256044161FT

आपला आधार क्रमांक / Your Aadhaar No. :

2767 4855 8968

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

Government of India



सुरेश शांतीलाल अजमेरा
Suresh Shantilal Ajmera
जन्म वर्ष / Year of Birth : 1959
पुरुष / Male

2767 4855 8968

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



SURESH SHANTILAL AJMERA

SHANTILAL POPATLAL AJMERA

27/07/1959

Permanent Account Number

AIQPA2964D



14092006

Suresh S Ajmera.

Signature

Suresh S Ajmera