



महाराष्ट्र MAHARASHTRA

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44AA 772024



उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिनांक
13 JUN 2023
उप कोषागार अधिकारी, उल्हासनगर



FORM - 'B'
[See rule 3(6)]

Affidavit cum Declaration

I, Mrs. Jiya Rahul Shivnani, Age 38 years, Occupation Business, having residence at Behind Bus Stand, Shani Mandir Road, BK No.110, 1st Floor, Padma Niwas, Ulhasnagar-421001, duly authorized Partner of M/s Ankita Builders, a partnership firm incorporated under the Indian Partnership Act 1932 (hereinafter referred to as "Promoter") do hereby solemnly declare, undertake and state as under



(Signature)

जोडाव- २ / Annexure-II

दस्तावेजाचा प्रकार / प्रमाणपत्र क्र.

Nature of Document / Article No. _____

हे दस्तावेज नोंदणी करायला लागतो का ?

Whether it is to be registered _____

नोंदणी करायला लागणारे न्यायिक कार्यालयाचे नाव

If Registered, Name of S.R.O. _____

दस्तावेजाचा संक्षेपित विवरण

Document in brief _____

मूद्राक विक्री करणाऱ्याचे नाव

Stamp Purchaser's Name Ankita Builders

इतर दस्तावेजाधारक नाव

Name of Other Party _____

ह्यान्यथा व्यक्तीच्या नावावर पत्ता

If through other person then

Name & Address _____

मूद्राक शुल्क रक्कम

Stamp Duty Amount _____

मूद्राक विक्री नोंदवही अनु. क्र. / दिनांक.

Serial No. 1828 Date 14 JUN 2023

मूद्राक विक्री घेणाऱ्याची सही

Stamp Purchaser's Sign / Date _____

परवानाधारक मूद्राक विक्रीत्याची सही व परवाना क्र.

तसेच मूद्राक विक्रीचे ठिकाण / पत्ता

Smt. Prema V. Shesware

Lic. No. 1212001

Shop No. 440, Shiv Road, Ulhasnagar - 421 001.

जगा कारणासाठी ज्यांनी मूद्राक खर्च केला त्यांनी त्याच कारणासाठी
मूद्राक खर्चा केल्यापासून ६ महिन्यांत वापरण वधनकारक आहे

1. That, M/s Ankita Builders has a legal title to the land on which the development of the project "Daisy Gardens Survey No 11" is proposed 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 promoter shall complete the project on or before 30/06/2024.

4. That, seventy per cent of the amounts realized by 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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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 in compliance with the proportion to the percentage of completion of the project.

8. That, the promoter shall take all the pending approvals on time from the competent authorities.

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

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



A handwritten signature in blue ink, appearing to be a stylized representation of the letters 'A' and 'B'.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 14th day of June 2023

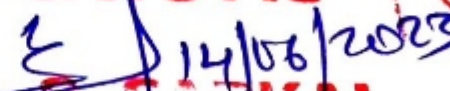




Deponent



Before Me


R. S. SAPKAL

B.Com., LL. B.

NOTARY

Reg. No. 14 Sr. No. 1123/2023

14 JUN 2023



भारत सरकार



जिया राहुल शिवनानी
Jiya Rahul Shrivnani
जन्म वर्ष / Year of Birth : 1984
महिला / Female

4444 8727 3528



आधार — आम आदमी का अधिकार



Handwritten signature in blue ink



भारतीय निवासी पहचान प्राधिकरण
UNITED NATIONS HUMAN RIGHTS COMMISSION OF INDIA

पता : W/O राहुल शिवनानी, बेहिंद बस स्टैंड, शनि मॉन्टर रोड, बंधे नो. 11, 11th फ्लोर,
पद्मा नीवास, उल्हासनगर, थाने, महाराष्ट्र, 421001

Address : W/O Rahul Shrivnani, BEHIND BUS STAND, SHANI MONITOR ROAD, BONDHE NO. 11,
NO 110, 1ST FLOOR, PADMA NIWAS, Ulhasnagar, Thane

Aadhaar - Aam Aadmi Ka Adhikaar