



महाराष्ट्र MAHARASHTRA

2019

20 NOV 2019

VS 819758



छांढपत्र-1/कबत प्रतिज्ञापत्रासाठी

मुद्रांक विक्री नोंदवही अनुक्रमांक 141911

दिनांक

मुद्रांक विकत घेण्याऱ्याचे नाव For YASHODEEP BUILDCON

बत्ता व सही

श्री. रविन्द्र विष्णू शिंगाडे,

वरवाना क्र. 13/2000, नांदेन प.क्र. : 1281043,

मुद्रांक विक्रीचे ठिकाण : सुनित्त सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर इन्क,

ऑफिस नं. 7, सेक्टर-1ए, सी.बी.डी. बेलापूर, नवी मुंबई. मो. 09324704124

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी करून घ्यावेत व नवीन वापरणे बंदीकारक आहे

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Saurabh Purushottam Agrawal, partner of M/s Yashodeep Buildcon (Promoter), duly authorized by the promoter of the proposed project "Nivanta" at Survey No. 1/2, Village-Koynavele, Tal-Panvel, Dist-Raigad, vide its authorization dated 18th November 2019.

I, Saurabh Purushottam Agrawal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project 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.

SHL



2. That to the best of my knowledge and belief, the said land is free from all encumbrances.
3. The promoter undertakes to complete the project on or before 31st December 2024.
4. For ongoing project on the date of commencement of the Act
 - i. That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Ssl

(SIGNATURE)
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 _____ on this _____ day of _____.

ATTESTED BY ME
[Signature]
SUNITA RAM PATIL
(NOTARY GOVT. OF INDIA)
M. COM, M.A.L.L.M.G.D.C. & A.
C B D BELAPUR, SECTOR-1A,
NAVI MUMBAI - 400 614.
MOB.: 9867688788
(SMS / WHATSAPP ONLY)

21 NOV 2019

Ssl

(SIGNATURE)
Deponent