



महाराष्ट्र MAHARASHTRA

2018

TS 265441

उपकोषागार दिनांक
उपकोषागार नांव-पुनर्वेल,
वि. रायगड.
उपकोषागार अधिकारी
पुनर्वेल - रायगड.



FORM 'B'
[See rule 3(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 1. MR. KIRTI HEMCHAND SHAH, 2. MR.
KETAN SOMCHAND HARANIYA, 3. MS. MOHIKA MANOJ BHUJBAL AND
4. MS. MADHURA MANOJ BHUJBAL Partners OF M/S SAMBHAV HOMES
Carrying Out Real Estate Project "DEEP VISIONAIRE" Situated On Plot
No-45/10, Sector-34A, Kharghar, Navi Mumbai.

Dated : 21/02/2019



For SAMBHAV HOMES

② K.S. Haraniya
Partner

For SAMBHAV HOMES

③ M.M. Bhujbal
④ Partner

जोड़पत्र - 1 / ANNEXURE - 1
केवल प्रतिज्ञापत्रासाठी / Only For Affidavit

2983 दिनांक 20/02/2019

१. मुद्रांक लेखी नोंदवही अनु क्रमांक

2) मुद्रांक विक्रय वेळीच्याच नाव
संविदातवरील नाव व सही

21. हस्तांतरणयोग्यता का अर्थ क्या है ?

अ/परवाना क्रमांक १/१९९६-५१

तसेच मुद्रांक विहित होवयाचं असेल असेल-

अधिसूचना नं० १, २०१७, अन्तर्गत तत्सम कालावधि

प्रेमचंद-६

[illegible]

सिन्धुपाषाण 6 प्रतिमासि आचार्य गहनकोटी 3 दि

Sambhav Homes

Khanghar.

vi. Schweijet

सो. धर्मोदास
सो. धर्मोदास

१५१



NOT
Adv. S.T.
Thane/N.4
Mahsina
Reg. No.
Exp. 28.
T. OF

We, 1. Mr. Kirti Hemchand Shah, 2. Mr. Ketan Somchand Haraniya, 3. Miss. Mohika Manoj Bhujbal And 4. Miss. Madhura Manoj Bhujbal the Promoters/Developers of the Project at on Plot No-45/10, Sector-34A, Kharghar, Navi Mumbai known as "Deep Visionaire" do here by solemnly declare, undertake and state as under:

1. That We the Promoter/Developers have a legal title Report to the land on which the Development of the project is going.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such Owner and Promoter/Developer 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 us/promoter from the date of registration of project; up to 31ST March, 2022.

4. (a) For new projects :

That seventy per cent of the amounts realized by us Promoters/Developers 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. - NA

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

(i) That seventy per cent of the amounts to be realized hereinafter by us Promoters/Developers 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.

For SAMBHAV HOMES

① *[Signature]*
② *[Signature]*
Partner

For SAMBHAV HOMES

③ *[Signature]*
④ *[Signature]*
Partner

OR

(ii) That entire of the amounts to be realized here in after by us Promoters/Developers 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 We the Promoters/Developers 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 in compliance with the proportion to the percentage of completion of the project.

7. That We the Promoters/Developers shall take all the pending approvals on time, from the competent authorities.

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

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

For SAMBHAV HOMES

① *[Signature]*

② *[Signature]*
Partner

For SAMBHAV HOMES

③ *[Signature]*

④ *[Signature]*
Partner

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Kamothe on this _____ day of _____ .

ATTESTED BY ME

ADV. & NOTARY
S. T. BHOIR B.A., LL.B.
Prabhat Centre Annexe,
Shop No.18, C.B.D., Navi Mumbai.
Reg No. *21/2119*

For SAMBHAV HOMES

① *[Signature]*

② *[Signature]*
Partner

For SAMBHAV HOMES

③ *[Signature]*

④ *[Signature]*
Partner

Deponent

26 FEB 2019