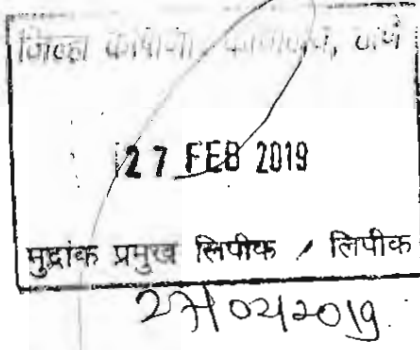




महाराष्ट्र MAHARASHTRA

2019

UV 417972



FORM 'B'

[As per rule 3(6) of the Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017]

Affidavit cum Declaration

We, Rajesh Shah, Indian habitant, aged 51 years having address at B/904, Mahavir Icon, Plot No. 89/90, Sector 15, CBD Belapur, Navi Mumbai - 400614, Rajendra Shah, Indian habitant, aged 56 years having address at D-23/1 Chemical & Alkali warehousing society, TTC Industrial Area, MIDC Turb/he, Navi Mumbai-400703, Rishabh Shah,

Rajesh Shah
Rishabh Shah
Rajendra Shah

61028VWb11

14 MAR 2019

14 MAR 2019



जोड़पत्र - १ / फक्त प्रतिज्ञापत्रसाठी

मुद्रांक विक्री नोंदणी अ. क्र. 96846 दिनांक _____

मुद्रांक विक्रीत काला-वकाल नाव QUALITAS INFRA & ESTATE LLP

रहिवासी क्र. Sec-15, P.O.

मुद्रांक विक्रीत वेगानेवारी / रस्ते बंदी Sanjit KUMAR PARTNER Sanjit

मुद्रांक विक्रीतवेगानेवारी व तिजोळे विक्रीत
राणें स्टॉक बॅंके, मुंबई-४०० ००१, उभात बँकर,
सेक्टर-१-३, मॅट्रोपॉलीटन, नवी मुंबई-४०० ६१४

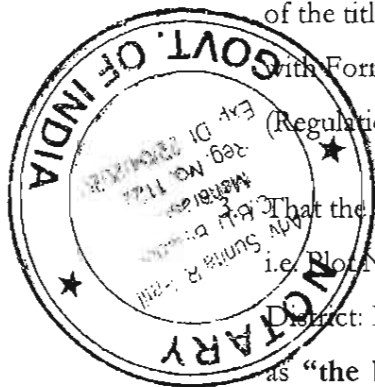
or (१०-१०-१०००)
१०-१०-१०००

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केले त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्याबाबत व महत्वात बाबतीने नोंदवतात आहे.



Indian habitant, aged 29 years having address at D-23/1 Chemical & Alkali warehousing society, TTC Industrial Area, MIDC Turbhe, Navi Mumbai-400703, **Manish Jasani**, Indian habitant, aged 47 years having address at 301/302, Lok Terrace Plot no.16 , sector -17, vashi, navi Mumbai-400705 & **Shrikant Hindalkar**, Indian habitant, aged 47 years having address at C-347, Vashi Plaza , Plot No.80/81, Sector-17, Vashi, Navi Mumbai-400705 duly authorized by M/s Qualitas Infra & Estates LLP (i.e. the Promoter of the aforesaid Project) **duly authorized by M/s Qualitas Infra & Estates LLP, a limited liability partnership firm incorporated under Limited Liability Partnership Act, 2008 (hereinafter referred to as the "the Promoter")** do hereby solemnly declare, undertake and state as under:

1. That the promoter (i.e. M/s Qualitas Infra & Estates LLP) is entitled to develop and construct building on a parcel of land admeasuring 2149.28 Sq. Mtr. bearing Plot No. 66 & 66A situated at Sector - 17, Division: Konkan, Village: Ulwe, Taluka: Panvel, District: Raigad, PIN: 410206 (hereinafter referred to as "the Land").
2. That the promoter has obtained a legal title report reflecting the flow of titles of the Promoter to the Land on which the development of the said project is proposed. An authenticated copy of the title certificate dated 19/03/2019 issued by Adv. Ramakant G Pawar which is uploaded with Form "A" – Application for registration of the said Project with Maharashtra Real Estate (Regulation and Development) Authority ("**Maha RERA**").
3. That the promoter is constructing a project namely "**LA PALACIO**" on part of the said land, i.e. Plot No. 66 & 66A situated at Sector - 17, Division: Konkan, Village: Ulwe, Taluka: Panvel, District: Raigad, PIN: 410206 which shall consist of 1 (One) building (hereinafter referred to as "**the building**") with a total construction built up area of 3217.63 sq. m. (hereinafter referred to as "**the Project**").
4. That the 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 are uploaded with Form "A" – Application for registration of the said Project with Maha RERA and a list detailing the same is hereto annexed and marked as "Annexure 1".
5. That by 31st December 2022, the Project shall be completed by the Promoter;
6. That seventy per cent of the amounts to be realised hereinafter by the 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules thereunder;



Rajesh Shah Rushel Jais
S. T. Co. Shrikant Hindalkar

- 
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017;
 8. That 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 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;
 9. That the promoter shall take all the pending approvals on time, from the competent authorities;
 10. That 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 Real Estate (Regulation and Development) Act, 2016 and under rule 3 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017, within seven days of the said changes occurring.
 11. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.
 13. That we are executing this Affidavit cum declaration in support of Form - A being the application to be made for registration of the said project, i.e., La Palacio with RERA.

Deponent

Rajesh Kumar Ruskal

hms

20/11/2020
Hindal





VERIFICATION

We, **Rajesh Shah**, Indian habitant, aged **51** years having address at B/904, Mahavir Icon, Plot No. 89/90, Sector 15, CBD Belapur, Navi Mumbai - 400614, **Rajendra Shah** aged **56** years having address at D-23/1 Chemical & Alkali warehousing society, TTC Industrial Area, MIDC Turbhe, Navi Mumbai-400703, **Rishabh Shah** aged **29** years having address at D-23/1 Chemical & Alkali warehousing society, TTC Industrial Area, MIDC Turbhe, Navi Mumbai-400703, **Manish Jasani** aged **47** years having address at 301/302, Lok Terrace Plot no.16, sector -17, vashi, navi Mumbai-400705 & **Shrikant Hindalkar** aged **47** years having address at C-347, Vashi Plaza, Plot No.80/81, Sector-17, Vashi, Navi Mumbai-400705 duly authorized by M/s Qualitas Infra & Estates LLP (i.e. the Promoter of the aforesaid Project) hereby verify that 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 Navi Mumbai on this 20th day of March 2019.

Rajesh Shah *Rishabh* *Shrikant*

Manish *Hindalkar*

20 MAR 2019

ATTESTED

ATTESTED



SUNITA RAM PATIL
(NOTARY - GOVT. OF INDIA)
M. COM. M. A. S. G.D.C. & A.
SHOP NO. 26, SHAT CENTER
C.B.D. BELAPUR, SECTOR-1A,
NAVI MUMBAI - 400 614
MOB 9867688788
(SMS / WHATSAPP ONLY)

