



महाराष्ट्र MAHARASHTRA

2021

BK 270113

02 SEP 2022

सुरवाठ्याचा दिनांक
अप्रकोषागाराचे नांव-बनवेल,
जि. रायगड.



अप्रकोषागार अधिकारी
पनवेल - रायगड

जाड पत्र - २/Annexure-II

मुद्रांक विक्री नोंद अनुक्रमणिका

27661

दिनांक ०८-०९-२०२२

दस्ताचा प्रकार

२२१८

दस्त नोंदणी करणार आहेत का - होय/नाही

मिळकतीचा वर्णन

मुद्रांक विक्री घेणा-याचे नांव व सही

अप्रकोषागार अधिकारी

दुस-या पक्षासाठीचे नाव

हस्ते असल्यास त्याचे नांव, पत्ता व सही

अप्रकोषागार अधिकारी

मुद्रांक शुल्क रक्कम

०२१

परवाना मुद्रांक विक्रीसाठी सही व परवाना क्रमांक
मुद्रांक विक्रीचे ठिकाण व पत्ता

श्री. सुनील विठ्ठल परदेशी
श्री सत्यर्थ कृष्ण झोर्गक्स अँड टायपिंग मॅक्स
पनवेल, अनुज्ञप्ती - पनवेल २/१६-१७

या कारणासाठी ज्यांना मुद्रांक खरेदी केल्या त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात याप्रमाणे बघनकारक जाणे

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 M/s. Skytech Infra through its Partner, Mr. Abdul Gani Abdul Rehman Dadan, promoter of the proposed project / duly authorized by the promoter of the proposed project.

I, Mr. Abdul Gani Abdul Rehman Dadan, Partner of M/s. Skytech Infra, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

FOR SKYTECH INFRA

अप्रकोषागार अधिकारी

PARTNER

M/s. Skytech Infra (Promoter) has a legal title Report to the land on which the development of the proposed project "Neelkanth Avenue" is to be carried out i.e. at Plot no. 8A, Sector 16, Kharghar – 410210.

1.
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.

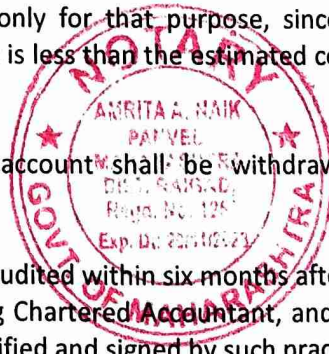
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project shall be **31.12.2025**;
4. For ongoing project on the date of commencement of the Act
 - i. That seventy per cent of the 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.

OR

- ii. That entire of the amounts to be realised 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 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.

FOR SKYTECH INFRA


PARTNER





8. 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 Act and under rule 3 of these rules, within seven days of the said changes occurring.
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 the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

FOR SKYTECH INFRA

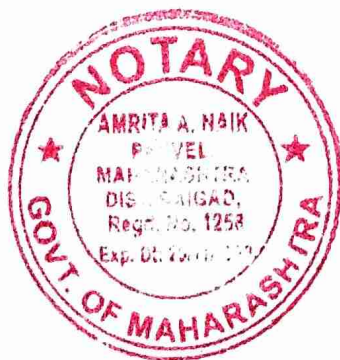
[Signature]
Deponent
PARTNER

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Navi Mumbai on this 08, Sept, 2022 **FOR SKYTECH INFRA**

[Signature]
Deponent
PARTNER



BEFORE ME

[Signature]

Adv. AMRITA ASHOK NAIK
ADVOCATE & NOTARY

Shop No. 7, Yogeshwar Krupa Bldg.,
Opp. Chintamani Hall, Near Tahsildar Office,
Old Thana Naka Road, Panvel,
Dist. Raigad - 410206.

Notarial Register
Sr. No. 774/2022
Date

08 SEP 2022