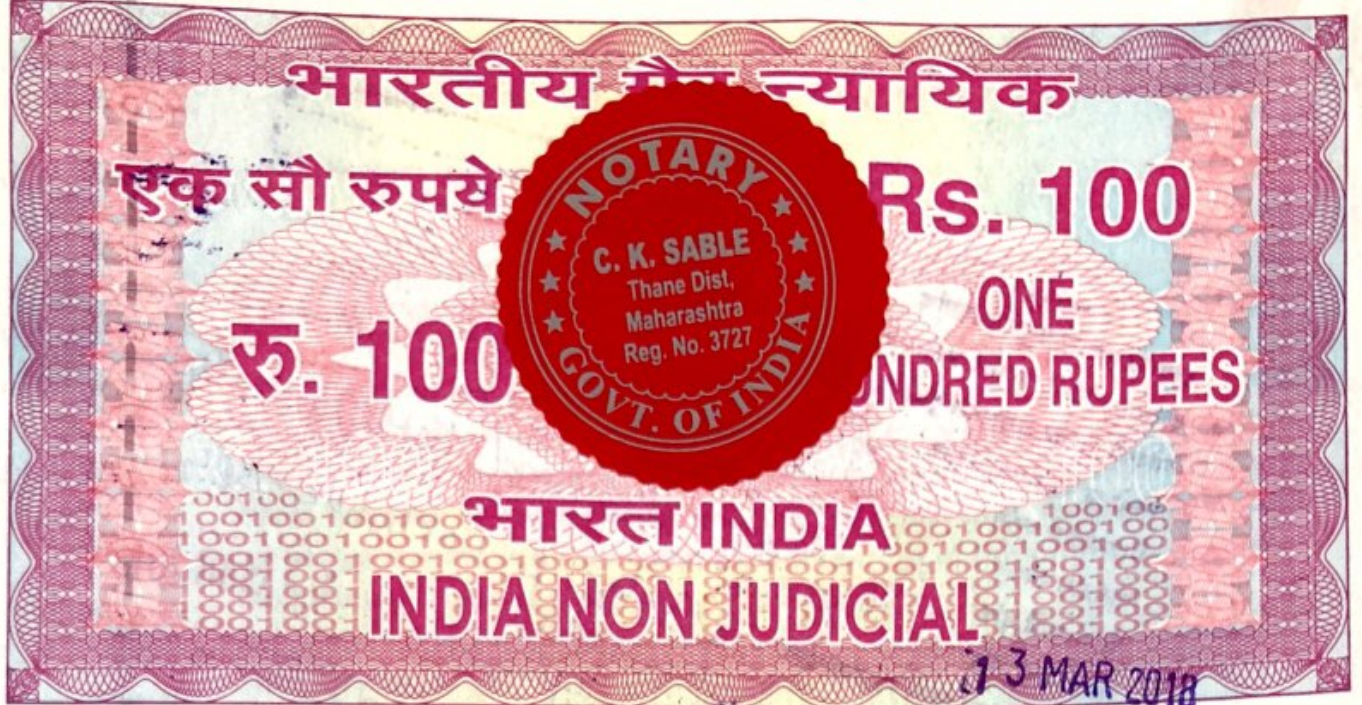




महाराष्ट्र MAHARASHTRA

2018

TB 679300



उपकोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा विभाग

12 MAR 2018

उपकोषागार अधिकारी, उल्हासनगर

12/3/18

13 MAR 2018

Form "B"

[See Rule 3(6)]

Declaration, Supported by An Affidavit, which shall be Signed by the Promoter or any Person Authorised by The Promoter

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Rajesh Bhagwat Sharma, Partner of M/s. Vakratund Enterprises** duly authorised by the other partners of the proposed project **Paradise Park - Phase 1** vide its authorisation dt. April 10, 2018.

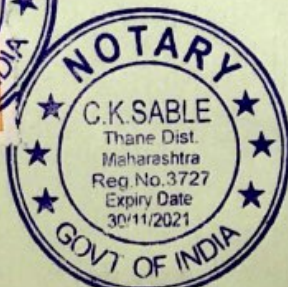
I **Mr. Rajesh Bhagwat Sharma** partner of **M/s. Vakratund Enterprises** duly authorized by the partners of the project **Paradise Park - Phase 1** do hereby solemnly declare, undertake and state as under :

1. That the 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.

2. The Project is free from all encumbrances.
3. That the time period within which the project shall be completed by me/
promoter from the date of registration of the project is March 31, 2023.
4. That entire 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 schedule 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 That the amounts from the separate account shall be withdrawn in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.
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 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 Vakratund Enterprises
VAKRATUND ENTERPRISES



Rajesh Bhagwat Sharma

Partner

ATTESTED

C. K. SABLE

NOTARY
Government of India
Shivkrupa Bldg,

Near Dombivali Nagrik Sha Bank Ltd,
Nr Mayekar Optician,
Badiapur (E) Dist. Thane

13 APR 2018



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.

For Vakratund Enterprises
VAKRATUND ENTERPRISES



[Signature]
Partner

Rajesh Bhagwat Sharma

