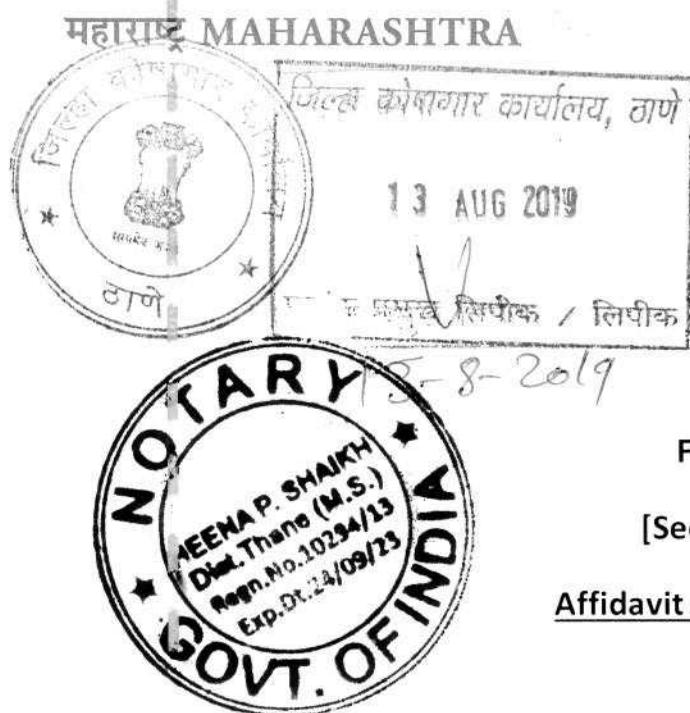




2019

जिल्हा - २

VL 494729

महाराष्ट्र राज्य सरकार

120 AUG 2019

करावा प्रकार -

करत नोंदणी करणार आहे का ?

सिद्धांतीचे घोडवयात सर्पण -

मुद्रांक विकत घेणाऱ्याचे नांव -

ज्याला नोंदवयात त्याचे नांव,

रस्ता व गाव -

मुद्रांक पत्रावरील नांव -

मुद्रांक शुल्क रक्कम - 100/500

FORM 'B'

मुद्रांक विकत घेतलेली वडी (निविदा व. मांजरेकर)

[See rule 3(6)] मुद्रांक विकत घेतलेली वडी - गंगा रोडवेल/टायरिंग मॅट

मुद्रांक नं. ३४, भवानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे - ४०००१०

Affidavit cum Declaration

ज्या करणाराची जमानी मुद्रांक खरेदी केला त्यांनी त्याच मुद्रांक खरेदी करणेबाबत ६ महिन्यास वापरणे संमत आहे.

Affidavit cum Declaration of M/s JVM Spaces promoter of the proposed project "ALEXA" represented by its partners Mr. Manthan Jitendra Mehta & Mr. Nimit Jitendra Mehta

Manthan Jitendra Mehta





Manthan Jitendra Mehta & Mr. Nimit Jitendra Mehta partners of the
a partnership firm registered under the provisions of Indian Partnership Act,
1932, having office at 1104, 11th Floor, Dev Corpora, Cadbury Junction, Opp Eastern
Express Highway, Khopat Thane west, 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 the title of such land is enclosed herewith.
2. Details of Encumbrances 1) Reg. Civil Suit No. 427/2016- Smt. Meena Ramakant Kadam and Smt. Surekha Dilip Chavre filed the present suit u/s. 34 of the Specific Relief Act inter-alia for cancellation and declaration against Shri Yashwant M. Manwacharya and others in the Court of Civil Judge (J.D.), Thane, the present suit is pending for hearing and final disposal 2) Reg. Civil Suit No. 22/2017- Smt. Kamal Ramchandra Manavcharya and 6 others have filed the present suit against Shri Ashok Shyamrao Manavcharya & 5 others in the Court of Civil Judge (J.D.), Thane inter-alia for declaration and injunction, the present suit is pending for hearing and final disposal, 3) Regular Darkhast No. 55/2018- Shri Yashwant Moreshwar Manwacharya & others with a view to execute the Decree passed by the Civil Judge (J.D.), Thane on 06/03/2014 in Reg. Civil Suit No. 536/2013 filed the present Execution Proceeding before the Court of Civil Judge (J.D.), Thane which is pending for hearing and disposal and 4) RTS/Admission Appeal No. 18/19- Smt. Meena Ramakant Kadam and Smt. Surekha Dilip Chavre have filed present appeal against Shri Yashwant Moreshwar Manwacharya & others inter-alia challenging the order dtd. 26/04/2017 passed by the Sub-Divisional Officer, Thane before the Addl. Collector, Thane, hearing of the present appeal is completed and matter is closed for the order.
3. That the time period within which the project shall be completed by promoter from the date of registration of project i.e., **31st March 2022**;
4. (a) For new projects: That seventy per cent of the amounts realised by promoter on 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 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



[Signature]

[Signature]





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.

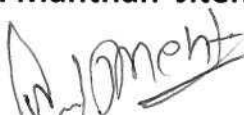
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the promoter 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.




Mr. Manthan Jitendra Mehta

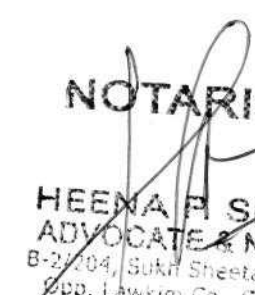

Mr. Nimit Jitendra Mehta
Partner of JVM Spaces
Deponent

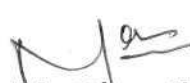
Verification

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 Thane on this 20th day of August 2019.

NOTARISED


HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal Chs Ltd.,
Opp. Lawkiri Co., G.B. Road,
Thane-400 607.


Mr. Manthan Jitendra Mehta


Mr. Nimit Jitendra Mehta
Partner of JVM Spaces
Deponent

Encl:- 1.Title certificate

20 AUG 2019

