



महाराष्ट्र MAHARASHTRA

2021

BL 412282



श्री. दि. क. गवई



FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

I, Mr. Devesh Narendra Jani (Proprietor of M/s. Shreeji Construction) Developer / promoter of the proposed "Purandare Park" project do hereby solemnly declare, undertake and state as under:

1. The Developer has a legal title Report to the land on which the development of the project is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such Society and promoter for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.

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जोड़पत्र-१ Annexure - 1

कवत प्रतिज्ञापत्रासाठी Only for Affidavit (U/T)

मुद्रांक विकत घेणाऱ्याचे नाव

Shreeji Construction

Plot No.457, Flat No.10, 4th Floor,

Woodland Nook CHS Ltd, Bhaudaji Road,
Matunga (CR), Mumbai - 400 019.

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्रीबाबतची नोंद येही अनु. क्रमांक

[Signature]

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक निविदाची सही

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शाहिद भगत सिंह रोड, तळमजला २/१५, आनंद भुवन, फोर्ट, मुंबई - ४०० ००२.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यात आलेले मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०५/२००८) मुद्रांक

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक आर्ज
केल्यापासून ६ महिन्यात यापरणे तहनाकारक आहे.

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3. The time period within which the project shall be completed by the Developer is 31ST December 2026.
4. That seventy per cent of the amounts realized by me 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,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, 2016 (Rules)
6. The Developer shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce 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. The Developer shall take all the pending approvals on time, from the competent authorities.
8. The Developer 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. The Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. The Developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Mr. Devesh N. Jani
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 me at Mumbai on this 18th day of June 2022.



Mr. Devesh N. Jani
Deponent



S. M. N. Naqvi **BEFORE ME**
18-6-22

S. M. N. Naqvi
NOTARY
Government of India