



महाराष्ट्र MAHARASHTRA

2022

08AA 480446



FORM 'B'
[Seerule 3(6)]



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Chandmal Mishrilal Ostwal Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/their authorization dated 30th July 2022.

26 MAY 2022

I, Mr. Chandmal Mishrilal Ostwal promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / 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. That the project land is free from all encumbrances.

material has been concealed by me there from

Verified by me at 30th day of July 2022.

NOTARIZED

PRASHANT GUPTA
NOTARY
GOVT. OF INDIA
Mobile 9821769578

Deponent

30 JUL 2022

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जोडपत्र - २

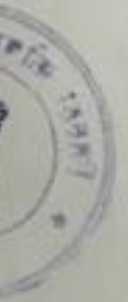
10 JUN 2022



गुप्तक निजी नॉटरी अंतुलनांक दिनांक
दस्तावेज प्रकार दस्तावेज संबंधी कारणावर आहे का ? होय/नाही
गुप्तक निजी नॉटरी वीजमार्फत वर्णन यादम आरम
गुप्तक निजी नॉटरी येना-याचे नांव निमक गुप्त
दस्तावेज असल्यास त्याचे नांव भागिराज सती
दस्तावेज पक्षकाराचे नांव गुप्तक गुप्त रवण
गुप्तक निजी नॉटरी राही (बी. गवत मोईन)
गुप्तक निजी नॉटरी विकल्प/पक्षा - बी सत्य वृत्त, ८/२९,
भाईर शॉपिंग सेंटर, भाईर (प.)-४०१ १०९, गुप्तक निजी नॉटरी ९२०९०४९

10 JUN 2022

या कारणासाठी ज्यांनी गुप्तक खरेदी केला त्यांनी त्याच कारणासाठी गुप्तक
गुप्तक निजी नॉटरी वीजमार्फत व महिन्यात यापुढे गंमतकारक आहे.



PRABHAT GUPTA

ADVOCATE HIGH COURT
NOTARY, GOVT. OF INDIA
FLAT NO. G-9, NEW MAHAVIR SMRUTI,
A-WING, NEAR NATWAR-HOUSE,
CROSS ROAD NO. 3 (NORTH), NAVGHAR-ROAD,
BHAYANDAR (EAST) DIST. THANE-401105,
RESIDENCE PHONE NO. 022-28169447
MOBILE NO. 9821769578/9757262769

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project to the completion date 31 /03 /2025.

4. For ongoing project on the date of commencement of the Act

- (i) That seventy percent of the amounts to be realised here in after 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.

OR

- (ii) That entire of the amounts to be realised here in after by me / promoter for the realestate 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 withdraw in accordance with Rule 5.
6. That I / 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 I / the promoter shall take all the pending approvals on time , from the competent authorities.
8. That I / 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

[Signature]
Deponent

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 30th day of July 2022.

NOTARIZED
[Signature]
PRABHAT GUPTA
NOTARY
GOVT. OF INDIA
Mobile: 9821769576

[Signature]
Deponent

30 JUL 2022