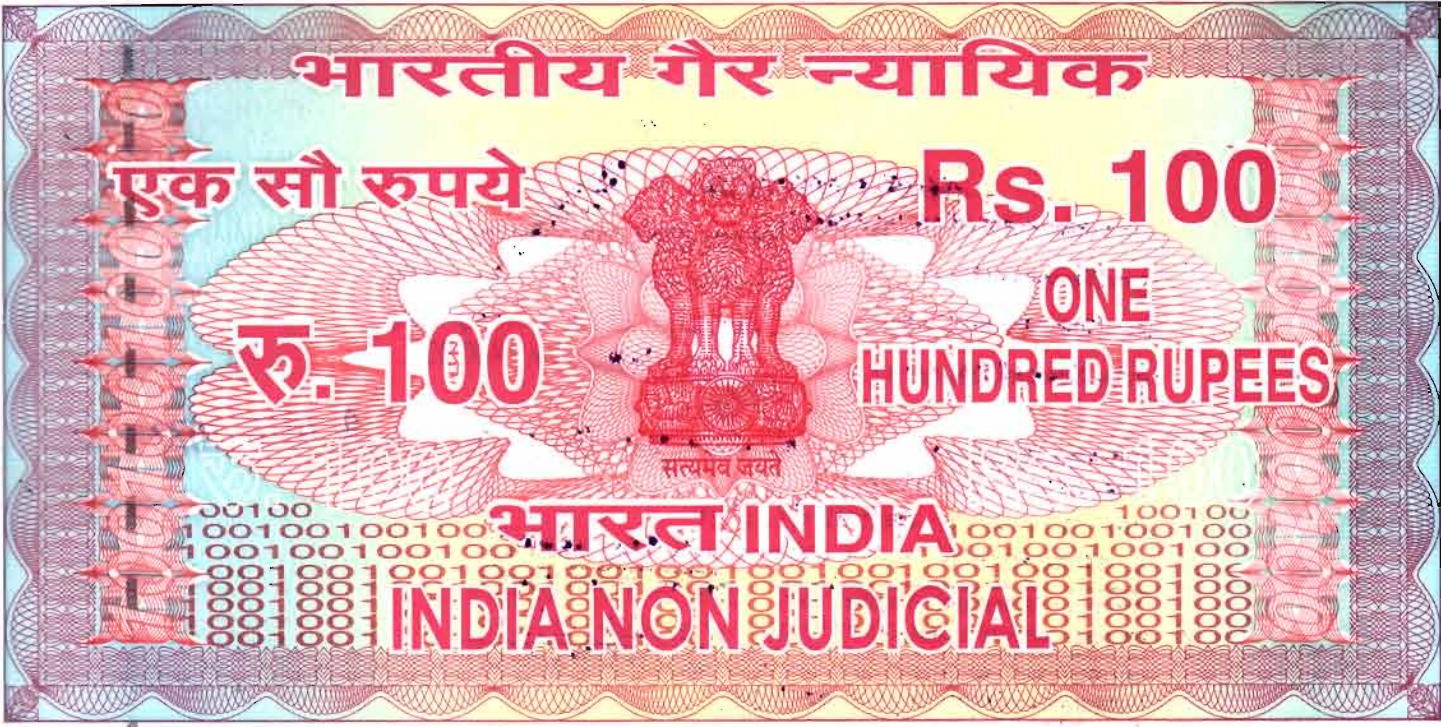




महाराष्ट्र MAHARASHTRA

2022

10AA 875037

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००००९
- 2 AUG 2022
सक्षम अधिकारी

Affidavit cum Declaration

श्री. जगन शिंदे

Affidavit cum Declaration of Mr. Manoj Doulatram Sadarangani Partner of and duly authorized by the promoter M/s. Pearl Concept Constructions of the proposed project "Pearl Bay View", vide its authorization dated 02.05.2022;

I, Manoj Doulatram Sadarangani Partner of and duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mrs. Pushpa Anil Nadkar 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 Mrs. Pushpa Anil Nadkar and M/s. Pearl Concept Constructions for development of the real estate project is enclosed herewith.

जीडपत्र-१ Annexure - १

केवल प्राप्तिपत्रासाठी Only for Affidavit

PEARL CONCEPT CONSTRUCTIONS

मुद्रांक विकत घेणाऱ्याचे नाव

Sai Dham Building- 8-Wing, 1st Flr.,

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

West Soverkhar Marg, Shivaji Park,

मुद्रांक विक्रीदाबतची नोंद वही अनु. क्रमांक

Dadar (W), Mumbai - 400 028.

- 4 AUG 2022

मुद्रांक विकत घेणाऱ्याची सही

वरवानाधारक मुद्रांक विक्रीदाबतची सही

परवाना क्रमांक : ८०००००९

मुद्रांक विक्रीचे नाव/पत्ता : ज्योती पी. दुआ

६, कॉडजी बिल्डिंग नं. ३, वाटा हॉस्पिटल, परेल, मुंबई - ४०००१२

सार्वजनिक कार्यालयासमोर/न्यायालयासमोर प्रतिलिपि सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक अरेदी देऊन त्यांनी त्याच कारणासाठी मुद्रांक अरेदी नव्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

2. That details of encumbrances over the project, i.e. the construction loan obtained by Promoter, areas per Encumbrance Declaration.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 4 Years & 5 months, i.e. on or before 31st December 2026;
4. That seventy per cent of the amounts realised 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule
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.



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 on this day 8TH of August, 2022.



Deponent