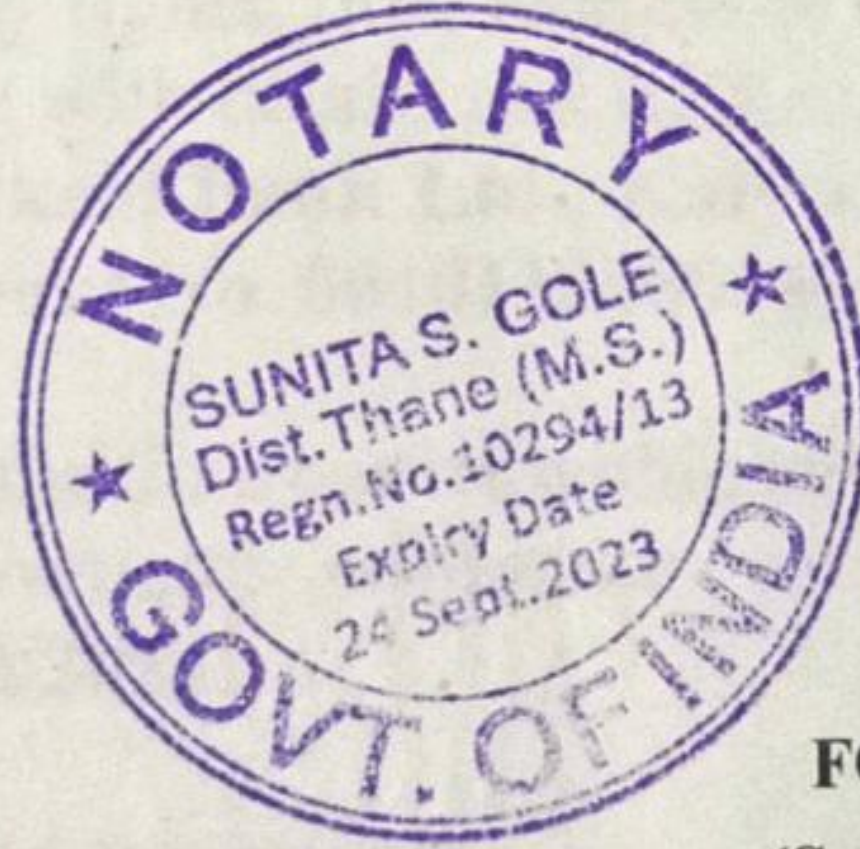




महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय, ठाणे
28 JUL 2022
मुद्रांक प्रमुख लिपीक / लिपीक



2022

जोडपत्र - २

17AA 635044

मुद्रांक विक्री नोंदवली

अनुक्रमांक ८५५१

दिनांक 12 AUG 2022

दस्तावा प्रकार -

दस्त नोंदणी करणार आहे का ?

होय/नाही

मिळकतीचे थोडक्यात वर्णन -

For SERENITY INFRA

मुद्रांक विकत घेणाऱ्याचे नांव -

हस्ते असल्यास त्याचे नांव, *१०५*

पत्ता व सही -

Partner

दसत्या पक्षकाराचे नांव -

मुद्रांक शुल्क रक्कम - 100/500

मुद्रांक विक्रेत्याचा सही (जितिन व. मांजरेकर)

मुद्रांक विक्रीचे ठिकाण/पत्ता - जंग्वा झेरॉक्स/टायपिंग सेंटर

दुकान नं. २९, भवानी मार्केट, कलेक्टर ऑफीस जवळ,

ठाणे (प.) - ४०० ६०९.

मरवाना मुद्रांक क्रमांक - ९२०९०९०

न्या कार्यासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी घेता येणारे ६ महिन्यात वापरणे बंधनकारक आहे.

FORM 'B'

(See Rule 3(6))

DECLARATION, SUPPORTED BY A AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s.SERENITY INFRA, having its office at ,304, Shridarshan Society, Plot No. RM-20, Road No.5, Near AIMS Hospital, Milap Nagar, MIDC, Dombivli (E.), District Thane-421203, Represented through its PARTNERS (1) Mrs. BHARATI SANJAYKUMAR PATIL, (2) Mr. SWAKIT JAYWANT MHATRE of the proposed project owned by "Maple Paradise" situated at Survey No.54, Hissa No. 2, admeasurlng 3090 square meters and a building

Matu BSM



standing thereon comprising of single wings each having Ground plus 1st Floors (pt.) (hereinafter referred to as "the said Land") situate, lying and being at Village Kalwa, Taluka and District Thane.

We, Mrs. BHARATI SANJAYKUMAR PATIL & Mr. SWAKIT JAYWANT MHATRE, Partners Mls. SERENITY INFRA of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mls. SERENITY INFRA have/has a legal title Report to the land on which the development of the project is proposed.

OR

Have/has a legal title Report of the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such and along with a 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. OR
That details os encumbrances including dues and litigation, details of any rights, title, interest or name of any party in over such land, along with details and RERA account is maintained at **GP Parsik Sahakari Bank Ltd., Kalwa Naka Branch, Thane-400605** and **Account No. 001011300009658.**

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project i.e. **31/10/2024.**

4. (a) For new projects:

That seventy percent of the amounts realized 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.

- (b) For ongoing project on the date of commencement of the Act

- (i) That seventy percent of the amounts to be 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.

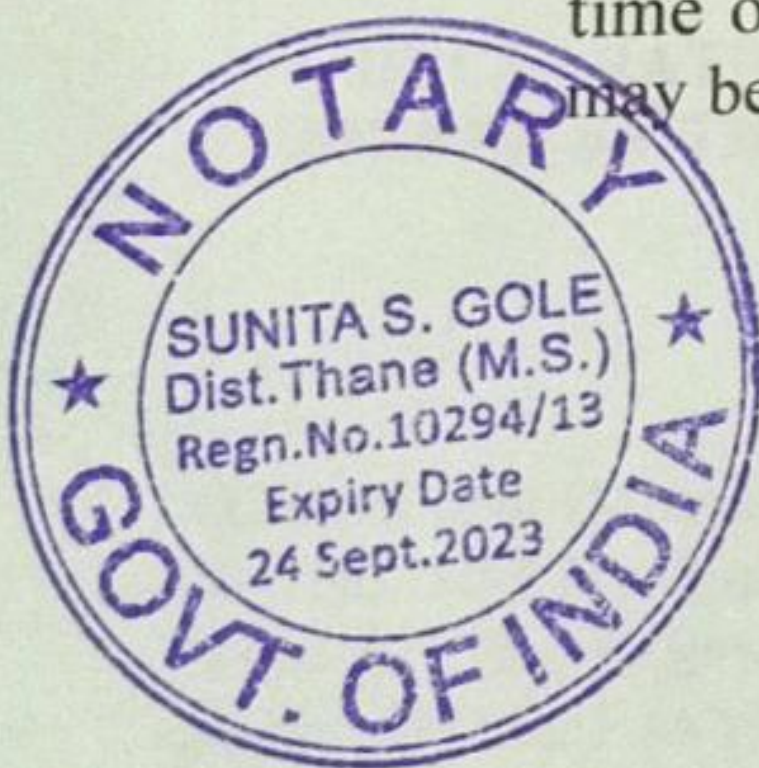
[Handwritten signatures]





OR

- (ii) That entire of the amounts to be realized hereinafter be 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 and 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 amount from the separate account shall be withdrawn in accordance with Rule 5
6. That We / the partners shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Account, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Account, 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. That We/the partners shall take all the pending approvals on time, from the competent authorities.
8. That We/the partners 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 We/the partners have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We/the partners shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.



For SERENITY INFRA

[Signature]
Deponent Partner

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 _____ day of _____ 2022

For SERENITY INFRA

[Signature]
Deponent Partner

NOTARISED
[Signature]
SUNITA S. GOLE
ADVOCATE & NOTARY
Off. Shop No. 3, Near Food Box Hotel,
Behind Sai Baba Mandir, Thane Court Naka,
Thane (W)-400601. Mob. 9819815553

20 AUG 2022