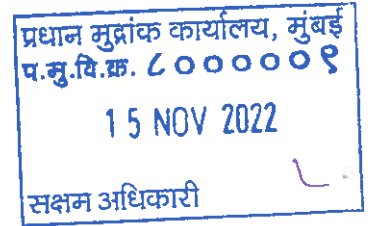




महाराष्ट्र MAHARASHTRA

2022

28AA 902553



FORM - 'B'
[See rule 3(4)]
Affidavit cum Declaration

श्रीम. एल. एस. सांगळे

Affidavit-cum-Declaration on behalf of Mr. Shashank Apte and Neelkanth Apte, Promoter of the proposed project vide their Development Agreement dated 26.11.2020 and Power of Attorney dated 26.11.2020.

I, Mr. Anand Gandhi duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. Mr. Shashank Apte and Mr. Neelkanth Apte have a legal title to the land on which the development of the proposed project is to be carried out

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 said land is free from all encumbrances.

(Signature)

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Annexure -

सुदृढ प्राविश्यापत्रासाठी Only for Affidavit

सुदृढ दिकत घेणाऱ्याचे नाव

Sugee Twenty-Three Developers LLP

3rd Floor, Nirlon House, Opp. Sasimira College,

सुदृढ दिकत घेणाऱ्याचे रहिवासी पत्ता

Dr Annie Besant Road, Worli-400030.

सुदृढ दिकत घेणाऱ्याची नोंद वही अनु. क्रमांक

दिनांक

22 NOV 2022

सुदृढ दिकत घेणाऱ्याची सही

परवानाधारक सुदृढ दिकत घेणाऱ्याचा तह

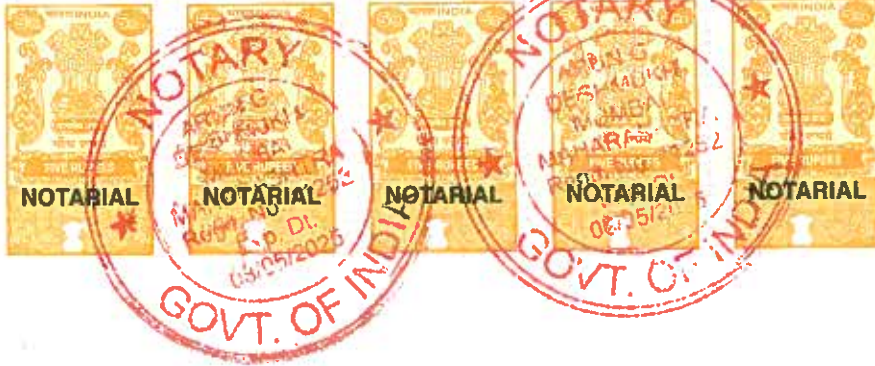
परवाना क्रमांक : 60000009

सुदृढ दिकत घेणाऱ्याचे नाव/पत्ता : ज्योती पी. दुआ

६, कॉन्डाजी बिल्डिंग नं. ३, टाटा हॉस्पिटल, परेल, मुंबई - ४०००९२

शासकीय कार्यालयासमोर/न्यायालय समोर प्रविष्टापत्र सादर करणेसाठी सुदृढ दिकत घेणाऱ्याची आवश्यकता नाही. (शासन आदेश दि. ०९/०७/२००४) नुसार

या कारणासाठी ज्यांनी सुदृढ दिकत घेणे केले त्यांनी त्याच कारणासाठी सुदृढ दिकत घेणे न करता ६ महिन्यात वापरणे बंधनकारक आहे.



3. That the time period within which the project shall be completed by me/Promoter is 30th April 2026.
4. That, seventy per cent 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

FOR SUGEE TWENTY-THREE DEVELOPERS LLP.



Mr. Anand Gandhi
Designated Partner
Deponent

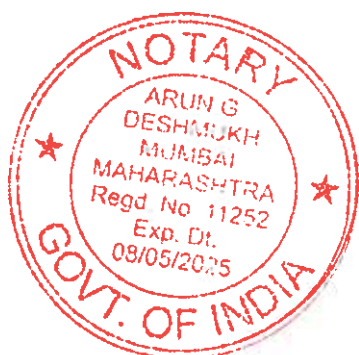
VERIFICATION

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this23rd..... day of...Nov., 2022

FOR SUGEE TWENTY-THREE DEVELOPERS LLP.



Mr. Anand Gandhi
Designated Partner
Deponent



BEFORE ME

ARUN G. DESHMUKH
REGD. No. 11252 B.Com., LL.B.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Office : Shop No. 1, Vinayak Darshan, Apartment,
Ganesh Peth lane, Dadar (W), Mumbai - 400 028.

