



महाराष्ट्र MAHARASHTRA

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सुजित ल. धनदे
अधिकृत मुद्रांक विक्रेता
परवाना क्र. 1206013



उप कोषागार अधिकारी
धनदाता

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

116 JUN 2017

I, DINESH S. MEHTA age 43 years occupation business address at 208, Aum Supreme building, Bail Bazar, Nr. D Mart, opp. Petrol pump, Kalyan West 421301, the partner of M/s Shankheshwar Kreamers , a partnership firm (herein after referred to as a said firm) do hereby solemnly declare, undertake and state as under:



फर्म प्रतिभापत्रासाठी (अनुबंध.....)

प्रतिभापत्र घेणाऱ्याकडे सादर करावयाचे :

प्रतिभापत्रासाठीचे कारण :

FOR M/S. SHANKESHWAR KREATER

मुद्रांक विकत घेणाऱ्याचे नांव व रहिवासी पत्ता : हस्त लिखित अंतर्गत ११८वें २१८ अगस्त २०१७

मुद्रांक विक्री वास्तवी नॉन व्ही अगस्त १५९ दिनांक ११ JUL 2017

[Signature]

[Signature]

परवानाकारक मुद्रांक विक्रेताची सही

मुद्रांक विक्री नं. १२०६०९३

मुद्रांक विक्री नं. १२०६०९३

सुनिल ज. धनवे

आधिकृत मुद्रांक विक्रेता

परवाना क. 1206013

या कारणासाठी ज्याने मुद्रांक १२०६०९३ केल्याने त्याची सही कारणासाठी मुद्रांक खरेदी करितावास्तव्य ६ महिन्यात द्याव्याचे घेण्यात आले.



1. I say that the promoter i.e. M/s Shankheshwar Kreaters is entitled to construct the building on the plot of land admeasuring area 5775 sq.mtrs sub plot B forming a part of all those land bearing s.no. 14/2, 14/4, 14/6 admeasuring area 10270 sq.mtr. at village Koliwali Taluka Kalyan Dist. Thane 421301 (herein after referred said land). I enclosed the authenticated copy of the title certificate of Adv. Sachin R. Shette dated 08-08-2016 along with the copies of the agreements between such owners and promoter mentioned in title report for development of real estate project herewith.

2. I say that we are constructing a project namely Shankheshwar platinum phase 1 on the said land. We intend to develop 5 building namely Bld.no. 1, Bld.no. 2, Bld.no. 3, Bld.no. 4, Bld.no. 5, and club house on the said land out of which we hereby apply for grant of registration of real estate project for 2 buildings namely Bld.no. 2, and Bld.no. 3 and club house (hereinafter referred as shankheshwar platinum phase 1) on the said land.

3. I say that the project land is free from all encumbrances.

4. I say that the time period within which the project shall be completed by the promoter By 31st March 2019

5. I further declare and undertake 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.

6. I state and declared that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra real estate (regulation and development) rules 2017

7. I say and declared 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.

8. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.

9. I say and declare 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.

10. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



11. I say and declare 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

I, DINESH S. MEHTA age 43 years occupation business address at 208, Aum Supreme building, Bail Bazar, Nr. D Mart, opp. Petrol pump, Kalyan west 421301, the partner of M/s Shankheshwar Kreaters , a. partnership firm, a promoter of the proposed project known as "Shankheshwar Platinum Phase 1", duly authorized by the promoter of the proposed project, do hereby solemnly declare that 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 of



Deponent



ATTESTED

B. T. KHARAT

S.A., LL.B.

ADVOCATE & NOTARY

TALUKA-KALYAN

DIST. THANE

11 JUL 2017