



महाराष्ट्र MAHARASHTRA

2020

07 JUN 2021 XS 487547

फक्त प्रतिज्ञापत्रासाठी अनुच्छेद क्रमांक (अनुच्छेद -४)

Only For Affidavit (Article-4)



उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिनांक

07 MAY 2021

उप कोषागार अधिकारी, उल्हासनगर

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६
महिन्यात वापरणे बंधनकारक आहे.

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे (For submitting to)	Affidavit
प्रतिज्ञापत्रासाठीचे कारण (Reason for Affidavit)	4
मुद्रांक विकत घेणा-याचे नाव व रहिवासी पत्ता (Stamp Purchaser's Name/ place of residence)	Shubh Build Con Badlapur
मुद्रांक विक्री बाबतची नोंद वही अनु:क्रमांक/दिनांक (Serial No./Date)	100/- 3486/2021 07/06/2021
मुद्रांक विकत घेणा-याचे नाव (Stamp Purchaser's sign/Date)	07 JUN 2021

FORM 'B'

[See Rule 3]

Affidavit cum Declaration

RAVINDRA W. JADHAV
STAMP VENDOR

Gurukrupa, Opp Forest Office,
Station Pada, Kulgaon, Badlapur (E)

Lic. No. 1212013

I, Mr. Nijesh Dhirajlal Shah, Age 41 years. Occupation Business, having residence at 301/302, Above
Bank of India, Taluka - Ambernath, Badlapur - 421503 duly authorized partner of
M/s. Shubh Buildcon, a partnership firm incorporated under the Indian Partnership Act 1932 (hereinafter
referred to as "Promoter") do hereby solemnly declare, undertake and state as under:





1. That the Promoter (i.e. M/s Shubh Buildcon) is entitled to develop and construct building/s on a parcel of land admeasuring 4610.00 square meters at Survey No.83/1, Survey No. 84/1/2/3 and 6, Division – Konkan, Taluka – Ambernath, Dist. Thane, Badlapur - 421503.(hereinafter referred to as “Land”).
2. That the promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the Title Certificate dated _____ issued by Advocate is enclosed/uploaded with Form “A”- Application for Registration of the said Project with Real Estate Regulatory Authority (“RERA”)
3. That the Promoter is constructing a Project namely “Shreeji Heights Phase II” on the said Land which will consist of 2 wings (hereinafter referred to as the said “Building”) with a proposed total construction built up area of 4568.12 square meters (hereinafter referred to as the “Project”).
4. That the project land is free from all encumbrances & No Encumbrance certificate for the same is enclosed/uploaded with Form “A”.
5. That by 31/05/2023 will be completed by the Promoter.
6. That the 70% (seventy percent) of the amounts to be realized hereinafter by the Promoter for the said Project by 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 in accordance with the provisions of the Real Estate (Regulation And Development) Act, 2016 and rules thereunder.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation And Development) Rules, 2017 (“Rules”).
8. That the Promoter shall get the accounts audited within 6 (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 this Project have been utilized for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

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10. That the Promoter shall inform the authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of the Act and under Rule 3 of the Rules, within 7 days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form-A being the Application to be made for the registration of the said Project i.e. "Shreeji Heights Phase II" with RERA.


Deponent

VERIFICATION

I, Mr. Nijesh Dhirajlal Shah, Age 41 Occupation Business, having residence at 301/302, Above Bank of India, Taluka - Ambernath, Badlapur - 421503 duly authorized partner of M/s. Shubh Buildcon, (i.e. Promoter of the aforesaid Project) hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed from me therefrom.

Verified by me at _____ on _____ day of _____ 2021.


ATTESTED
C.K. SABLE
NOTARY
Government of India
Shivkrupa Bldg.
Near Dombivli Nagrik Sha Bank Ltd,
Nr Mayekar Optician,
Badlapur (E) Dist. Thane


Deponent

10 JUN 2021

