

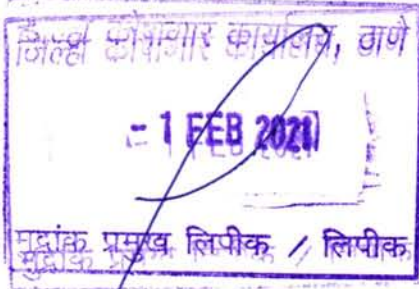


महाराष्ट्र MAHARASHTRA

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15 FEB 2021

YE 613995



FORM – B

[RULE : 3(6)]

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION OF MR. DIPAL LAXMICHAND SHAH AGED 41 YEARS IN THE CAPACITY OF PROPRIETOR OF AKSHAY ENTERPRISES PROMOTERS OF THE PROPOSED REDEVELOPMENT PROJECT 'SHUBHAM ALASKA' OF ' BUILDING NO – 28' OF OM TRUPTI CO-OP. HSG,SOC. LTD. SITUATED AT PLOT BEARING C.T.S. NO. 5680 (PT) (OLD C.T.S NO. 5662), F.P. NO. 319/A, SURVEY NO 236-A, T. P. SCHEME – III OF GHATKOPAR, PANT NAGAR, M.H.A.D.A. LAYOUT, GHATKOPAR (EAST), 'N' WARD, MUMBAI – 400 075.

D.L. Shah :

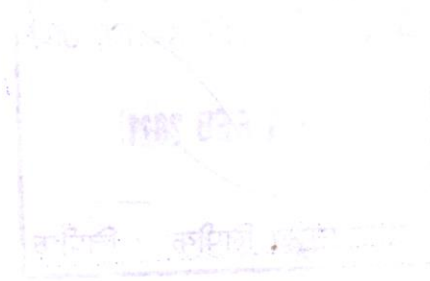
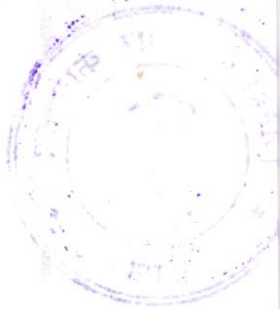


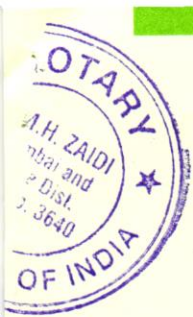
नॉडपत्र-२/Annexure-II

5 FEB 2021



१. मुद्रांक विक्री मोदक: १२	१२६०९ दिनांक
२. दस्ताची प्रकार	अर्थ
३. दस्त बोंदणी करणार आहेत का?	होय / नाही
४. भिल्लगरीचे घोडक्यात वर्णन -	
५. मुद्रांक विकत घेणाऱ्याचे नाव	AKSHAY ENTERPRISES
६. दुसऱ्या पक्षकाराचे नाव	
७. हस्ते असल्यास तारीख, पत्ता व संपर्क	Aniket
८. मुद्रांक शुल्क रक्कम	100
९. सरवावधारक मुद्रांक विक्रीसाठी सही व फावता कमीत तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	रामदास कि. महारनवर परवाण, क. १२०१०२८ प. ५८/१०, सेक्टर-१२, पुणे, नवी मुंबई ४००१०१
१०. या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यासमून ६ महिन्यात यापारणे बंधनकारक आहे.	





I MR. DIPAL LAXMICHAND SHAH, PROPRIETOR OF AKSHAY ENTERPRISES, HEREINAFTER REFERRED TO AS THE PROMOTER OF THE ABOVE MENTIONED REDEVELOPMENT PROJECT, DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER :

- 1) THAT, I HAVE **LEGAL TITLE REPORT** ON WHICH THE DEVELOPMENT OF THE PROJECT IS TO BE CARRIED OUT AND A LEGALLY VALID AUTHENTICATION OF TITLE OF SUCH LAND ALONG WITH AN AUTHENTICATION COPY OF THE ' DEVELOPMENT AGREEMENT ' EXECUTED BETWEEN 'OM TRUPTI CO-OP. HSG. SOC. LTD.', HEREINAFTER REFERRED TO AS 'THE SOCIETY' AND THE EXISTING MEMBER/S' OF 'BUILDING NO 28' AND AKSHAY ENTERPRISES PROPRIETOR MR. DIPAL LAXMICHAND SHAH, HEREINAFTER REFERRED TO AS THE **PROMOTER** FOR DEVELOPMENT OF THE REAL ESTATE PROJECT IS ENCLOSED HERewith.
- 2) THAT THE PROJECT LAND IS FREE FROM ALL ENCUMBRANCES.
- 3) THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY ME/PROMOTER FROM THE DATE OF REGISTRATION OF PROJECT IS DECEMBER 2024.
- 4) THAT SEVENTY PERCENT OF THE AMOUNT RELISED BY ME FOR THE **REAL ESTATE PROJECT : SHUBHAM ALASKA**, FROM THE ALLOTEES, FROM TIME TO TIME, SHALL BE DEPOSITED IN A SEPERATE ACCOUNT TO BE MAINTAINED IN A NATIONALISED / PRIVATE / SCHEDULE BANK TO COVER THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
- 5) THAT THE AMOUNT FROM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN IN ACCORDANCE WITH RULE (5) OF THE MAHARASHTRA REAL ESATE (REGULATION AND DEVELOPMENT) (REGISTRATION OF REAL ESTATE PROJECTS, REGISTRATION OF REAL ESTATE AGENTS, RATES OF INTERST AND DISCLOSURE ON WEB SITE), RULES 2017.
- 6) THAT I, 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 AMOUNT COLLECTED FOR A PARTICULAR ROJECT HAVE BEEN UTILISED FOR THE PROJECT AND THE WITHDRAWL HAS BEEN IN COMPLIANCE WITH THE PROPORTION TO THE PERCENTAGE OF THE COMPLETEION OF THE PROJECT.
- 7) THET I, SHALL TAKE ALL THE PENDING APPROVALS ON TIME, FROM THE COMPETENT AUTHORITIES.
- 8) THAT I, 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 UNDER RULE 3 OF THESE RULES, WITHIN SEVEN DAYS OF THE SAID CHANGES OCCURING.

D.L. Shah : D.L. Shah :



- 9) THAT I, HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE RULES AND REGULATIONS MADE UNDER THE ACT.
- 10) THAT I, SHALL NOT DISCRIMINATE AGAINST ANY ALLOTEE AT THE TIME OF ALLOTMENT OF ANY APARTMENT, PLOT OR BUILDING, AS THE CASE MAY BE.

For AKSHAY ENTERPRISES
PROPRIETOR

D.L. Shah :

(MR. DIPAL LAXMICHAND SHAH)
DEPONENT

VARIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THEREFROM.

VERIFIED BY ME AT NAVI MUMBAI ON THIS 15 FEB 2021 FEBRUARY DAY OF 2021.

AKSHAY ENTERPRISE
(PROPRIETOR)

D.L. Shah :

(MR. DIPAL LAXMICHAND SHAH)
DEPONENT.

ATTESTED BY ME

S.M.H. ZAIDI

S.M.H. ZAIDI
NOTARY
GOVERNMENT OF INDIA
MUMBAI AND THANE DIST.



15 FEB 2021

