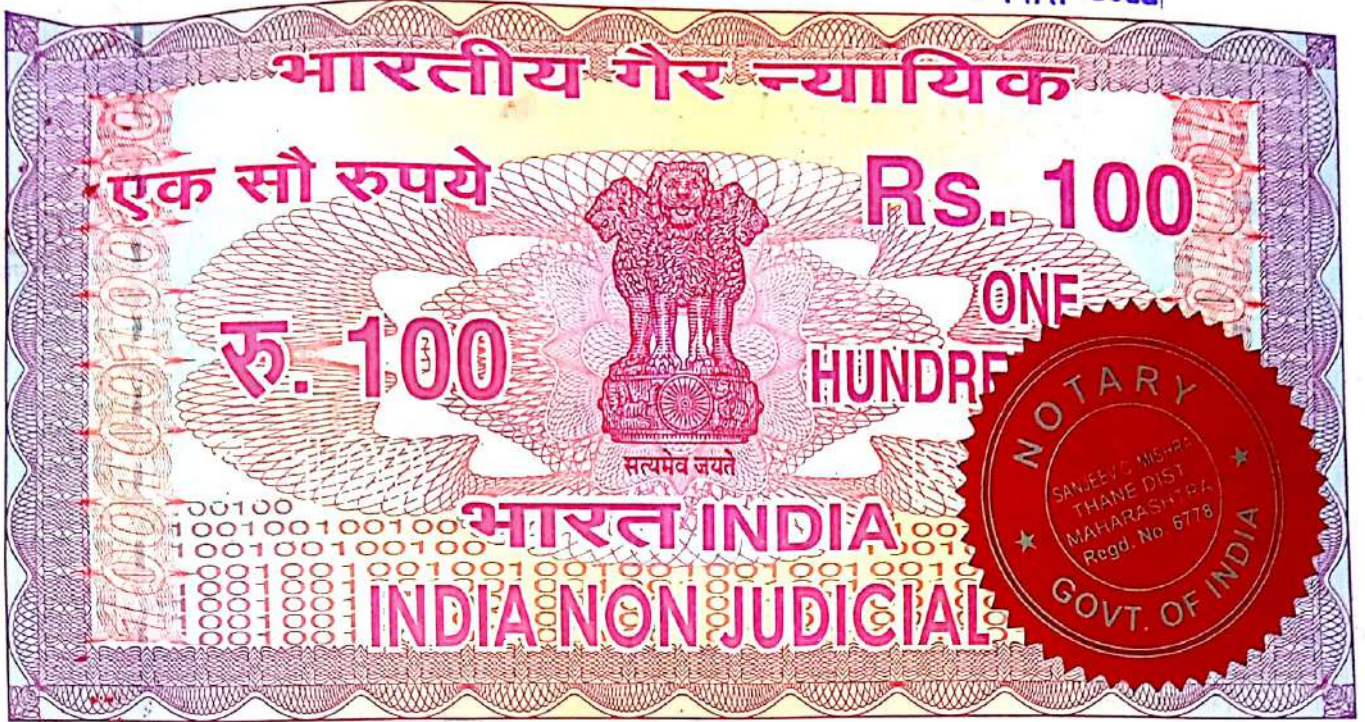


- 6 MAY 2022



महाराष्ट्र MAHARASHTRA

2021

6 MAY 2022

ZX 434463



उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक गुरुवारी दिनांक

26 APR 2022

उप कोषागार अधिकारी, उल्हासनगर
26-4-22



FORM B

Affidavit cum Declaration

29 AUG 2022

Affidavit cum Declaration of 1) DEEPAK B. KATARIA, 2) KAPIL DEEPAKALAL SAHITYA, Directors of M/s GRAND GALAXY SUPERSTRUCTURES PVT. LTD. and LAL NOTANDAS TANWANI (Land Owner), Promoters of the proposed project / duly vide its authorization dated 27/08/2022.

We 1) DEEPAK B. KATARIA, 2) KAPIL DEEPAKALAL SAHITYA, Directors of M/s GRAND GALAXY SUPERSTRUCTURES PVT. LTD. and LAL NOTANDAS TANWANI (Land Owner), the proposed project do hereby solemnly declare, undertakes and state as under:

[Handwritten signatures of Kapil and Deepak]

[Handwritten signature]



The promoters have a legal title to the land on which the development of the proposed project is to be carried out.

That the said land is free from all encumbrances.

3. 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.
4. That the time period within which the project shall be completed by me/promoter is 31st December, 2023.
5. 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. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That We promoters 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.
9. That we promoters shall take all the pending approvals on time, from the competent authorities.
10. That we promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act & 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.



Deepak
(1) DEEPAK B. KATARIA,




(2) KAPIL DEEPKALAL SAHITYA




(3) LAL NOTANDAS TANWANI

Explained & Identified By Me

DEPONENTS



12.9 AUG 2022



Verification

The contents of Our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Ulhasnagar on this 27th August, 2022.



Deepak

(1) DEEPAK B. KATARIA,



Kapil

(2) KAPIL DEEPAKALAL SAHITYA,



Lal

(3) LAL NOTANDAS TANWANI

Explained & Identified By Me
Poonam Mishra
Poonam



BEFORE ME

Sanjeev
29-8-22

Sanjeev Kr. C. Mishra
NOTARY
Government of India
Thane-Dist 29 AUG 2022

DEPONENTS

S.No. 364 P.No. 56
Notary Register N.F. Date 29-8-22