



महाराष्ट्र MAHARASHTRA

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UM 522947



FROM 'B'

[see rule 3(4)]



श्री. पी. टी. आंबेकर

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTERS

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of VALSHET CORPORATION, Promoters of the
new project "ROYALE SHAGUN D"

I BIMAL MADHUKANT SELARKA, partner and authorized signatory of
VALSHET CORPORATION, a partnership firm registered under the
provisions of Indian Partnership Act 1932, do here by solemnly declare,
undertake and state as under.

1. That Promoters have a legal development rights in Respect of the land on
which the development of the project proposed

जोड़पत्र-१ / Annexure - 1

फक्त प्रतिज्ञापनसाठी / Only For Affidavit

मुद्रांक विस्तार घेण्यासाठी

मुद्रांक विस्तार घेण्यासाठी रजिस्ट्रार यांना

मुद्रांक विस्तार घेण्यासाठी चीट वरील अंक क्रमांक १११३

FORVALSHET CORPORATION

G - 45, ETERNITY MALL
HATH NAKA, THANE WEST
PARTNER



मुद्रांक विस्तार घेण्यासाठी चीट

मुद्रांक विस्तार घेण्यासाठी चीट

पासपोर्ट-८००००८८

मुद्रांक विस्तार घेण्यासाठी चीट वरील अंक क्रमांक १११३

मुद्रांक विस्तार घेण्यासाठी चीट वरील अंक क्रमांक १११३

मुद्रांक विस्तार घेण्यासाठी चीट वरील अंक क्रमांक १११३

मुद्रांक विस्तार घेण्यासाठी चीट वरील अंक क्रमांक १११३

मुद्रांक विस्तार घेण्यासाठी चीट वरील अंक क्रमांक १११३

मुद्रांक विस्तार घेण्यासाठी चीट वरील अंक क्रमांक १११३





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.
3. That the time period within which project shall be completed by promoter is 30/09/2022
4. That seventy per cent amounts realised by Promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate accounts 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 statements 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 utilised for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project
8. That Promoter shall take all the pending approvals on time, from competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.





10. That 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.

Solemnly affirmed at Mumbai on 5th Day of Feb in the year 2019

For VALSHET CORPORATION


Mr. Bimal Madhukant Selarka

Partner

Verification

The contents of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on 5th Day of Feb in the year 2019



For VALSHET CORPORATION


Mr. Bimal Madhukant Selarka

BEFORE ME Partner

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S. M. N. NAQVI

Notary Govt. of India
49, Roshan Estate, Jari Mari,
Kurla (W), Mumbai - 400 070.

SR. No.: 605 P. No.: 49

NOTARY Register: 349 Date: 5/2/19