

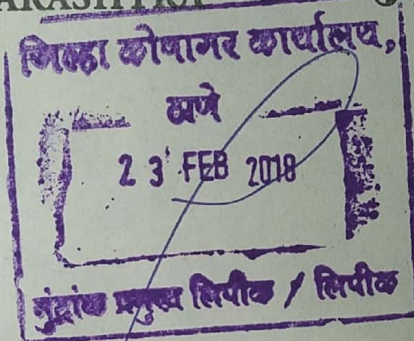


महाराष्ट्र MAHARASHTRA

2018

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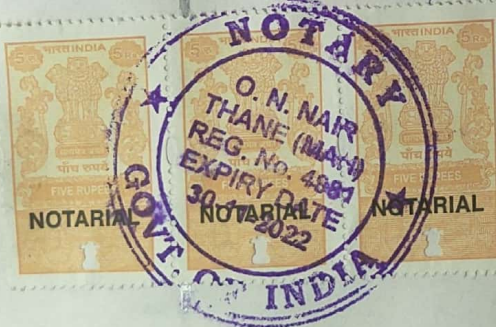
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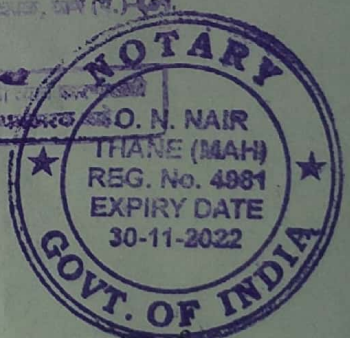
मुद्रांक दिती नोंदणी
मुद्रांकन - 19.07.99 दिनांक
कालावधी - A.M.
कालावधी कालावधी आहे का ?
निष्ठावधी वेळापत्रक करीत -
मुद्रांक दिती देण्याची गरज - Sanil D Shinde
मुद्रांक देण्याची गरज आहे का, gavil
काय व काय -
मुद्रांक देण्याची गरज -
मुद्रांक - 100/500

28 FEB 2018

23/2/2018



मुद्रांक - 100/500
मुद्रांक - (निविदा व. बांधकाम)
मुद्रांक - गंगा देवेंद्र/बांधकाम सेंटर
मुद्रांक - फोटा - १२०७०१०
मुद्रांक - १२०७०१०

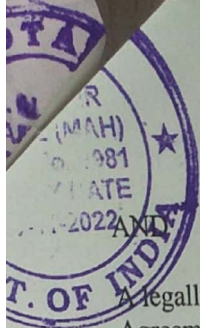


Affidavit cum Declaration

I Mr. Sunil Dinkar Shinde Proprietor of M/s Eshaan Realty, duly authorized as promoter of proposed project "Kanjur Matruchhaya CHS LTD". vide its authorization date 29/06/2017.

I Mr. Sunil Dinkar Shinde, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a Legal Title Report to the land on which the development of the project is proposed



4. 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 the project shall be completed by me/promoter is 30/06/2021.

4. 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. 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.

7. That I / 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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.

For **ESHAAN REALTY**

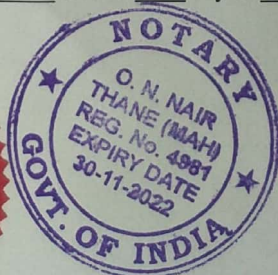
[Signature]
Proprietor

Deponent

Verification

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 1 MAR 2018 day of _____.



For **ESHAAN REALTY**

[Signature]
Proprietor

Deponent

NOTARISED
[Signature]
O. N. NAIR
M.A., B.Ed., L.L.B.
ADVOCATE & NOTARY
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Near Municipal School No. 1, Tembhi Naka
Thane (W) - 400 601
Mob. No. 9821115394