

17 AUG 2022



महाराष्ट्र MAHARASHTRA

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जडिपत्र - २/Annexure-II

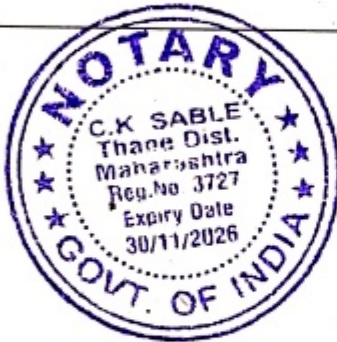
ZX 507010



उप कोषागार अधिकारी, उल्हासगार

Nature of document/ Article No.	Bank Use 25(b)
Whether it is to be Registered	—
If Registrable Name of S.R.O	—
Property Description in brief	—
Consideration Amount	—
Stamp Purchaser's Name	Ramaswami M. Darwin
Name of the other Party	—
If through other person then Name & Address	Mr Bhaginath Bommam Badlapur
Stamp Duty Amount	100/-
Serial No. /Date	7298 /2022
Stamp Purchaser's sign/Date	17/8/2022 17 AUG 2022

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



FORM-'B'
[See rule 3(6)]

Affidavit cum Declaration

RAVINDRA W. JADHAV
STAMP VENDOR
Gurukrupa, Opp. Forest Office,
Station Road, Mulgaon, Badlapur (E)
Lic. No. 1212013

I, Mr. Ramaswami Mallaya Darwin, Age 60 years, Occupation Business, having residence at 202, 2nd Floor, Ganeshdeep Society, Opp. Water Supply office Vanashruti, Kulgaon, Badlapur (W)- 421503 duly authorized Partner of M/s. Deepali Infraprojects, 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, M/s Deepali Infraprojects has a legal title to the land on which the development of the project "Deep Nirvana" is proposed 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 Project land is free from all encumbrances.
3. That the promoter shall complete the project on or before 31st Dec. 2026
4. That, seventy per cent of the amounts realized by 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, the 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.
8. That, the promoter shall take all the pending approvals on time from the competent authorities.
9. That, the 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 maybe, on any grounds.

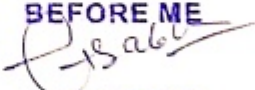

Deposent

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this.....day of 7 AUG 2022

BEFORE ME


C. K. SABLE

NOTARY

Government of India

Sr Shivkrupa Bldg

Near Dombivli Negril Sha Bank Ltd.

Hr. Nigekar Optician,

Badlapur (E) Dist. Thane

17 AUG 2022


Deposent

