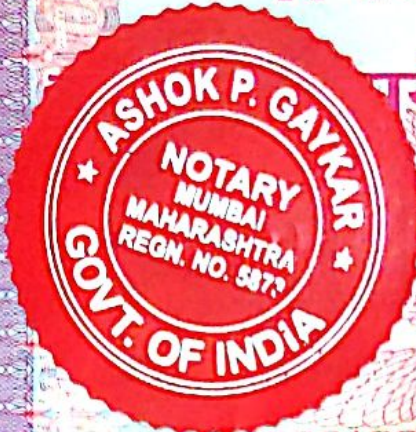


भारतीय गैर न्यायिक



Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

4 MAR 2019



जातिपत्र 2018-19-11

मुद्रांक विक्री नोंद अंकनांक

दस्तावा प्रकार

विलकतीचा नॉन

मुद्रांक बिक्री घेता-याचे नांव व सही

दुस-या पक्षकाराचे नांव

हस्ते असल्यास त्याचे नांव, पत्ता व सही

मुद्रांक शुल्क रक्कम

दिनांक 19-3-19

दस्त नोंदणी करणार आहेत का - होय/नाही

स्वराज डेव्हलपर्स

विष्णू पाटी

परवाना मुद्रांक विक्रीसाठी वही व परवाना कपांक
मुद्रांक विक्रीचे ठिकाण व बत्ता

श्री. सुनील विठ्ठल परदेशी
श्री. साजन गणेश गणेश अण्डा हावेलिंग कम्पनी
वडघर, अनुजली - वडघर 410206

नॉन - "गोपनीय" याचा मुद्रांक खोदी केला नाही त्याच कारणावळी मुद्रांक खोदी केला नाही तोही नोंदणी करणार आहेत का - होय/नाही

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri. Saajan Machindra Gharat, Proprietor of M/s. SWARAJ DEVELOPERS having office at, Plot No.-43-A, Sector-R-5, Vadghar, Pushpak Nagar (New), Tal.-Panvel, Dist - Raigar-410206.

I, Shri. Saajan Machindra Gharat, Proprietor of the proposed project do hereby solemnly declare, undertake and state as under:

That I has a legal title Report to the land being, Plot No.- 43-A, Sector- R 5, Pushpak Nagar (New), Vadghar, Taluka- Panvel, Dist.- Raigad-410206 on which the development of the project is proposed. A legally valid authentication of title of such land along with an authentication 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 period would be completed by me on or before **23 March 2023**.
4. That seventy per cent of the amounts realized by me 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I will 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 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.
7. That I will take all the pending approvals on time, from the competent authorities.
8. That I will inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I will furnish such other documents as has been prescribed by the rules and regulations made under the Act.
10. That I will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

**M/s. SWARAJ DEVELOPERS
For SWARAJ DEVELOPERS**

Deponent


Proprietor

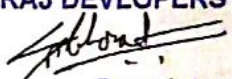
Verification

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

Verified by me at on this _____ day of _____

**M/s. SWARAJ DEVELOPERS
For SWARAJ DEVELOPERS**

Deponent


Proprietor

ASHOK P. GAYKAR
B. COM. LL.B. G.O.C. & A.
NOTARY GOVT. OF INDIA
Reg No 5871

REGISTERED
SR No. **11/E/1242**
Date **19 MAR 2019**
of NOTARY REGISTER

19 MAR 2019