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महाराष्ट्र MAHARASHTRA

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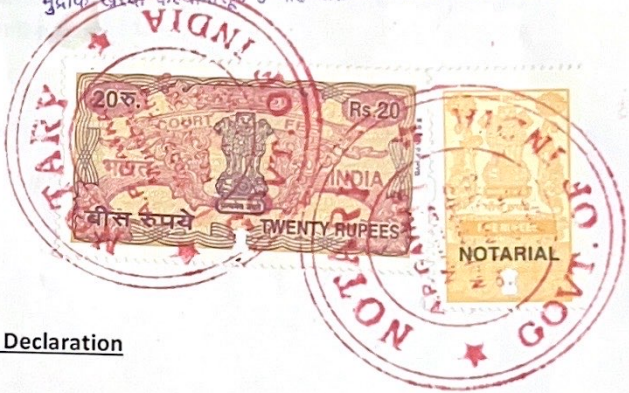
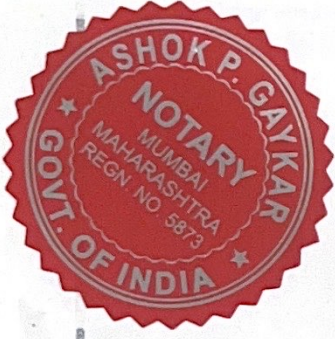


जिल्हा कोठा कार्यालय, ठाणे
26 MAY 2022
मुद्रांक प्रमुख लिपीक लिपीक

जाडपत्र-1/ फक्त प्रतिज्ञापत्रासाठी
मुद्रांक विक्री नोंदवही अनुक्रमांक
मुद्रांक विकत घेण्याच्या नाव
पत्ता व सही

41960 दिनांक
Shekhar Joma Bhoir

श्री. रविन्द्र दिव्यू शिंगाडे,
परवाना क्र. 13/2000, नॉन प.क्र. : 1201043,
मुद्रांक विक्रीचे ठिकाण : सुनिता सफिरोस, शॉप नं. 23, प्रभात जेंटर एनक्व,
लॉट नं. 7, सेक्टर-1ए, सी.बी.डी. बेलापूर, नवी मुंबई. मो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 8 महिन्यात वापरणे बंधनकारक आहे



Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Shekhar Joma Bhoir, promoter of the proposed project "BABA RESIDENCY" vide his authorization dated 08th July 2022.

(Handwritten signature)



Mr. Shekhar Joma Bhoir, promoter of the proposed project "BABA RESIDENCY" 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.
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 time period within which the project shall be completed by promoter from the date of registration of project on or before 31/12/2026
4. (b) For ongoing project on the date of commencement of the Act
 - (i) That Seventy per cent of the amounts to be realized hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I promoter shall 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.
7. That I promoter shall take all the pending approvals on time, from Competent Authorities.
8. That I promoter shall 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 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.



[Signature]
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 Navi Mumbai on 09th of July, 2022

Adv. ASHOK P. GAYKAR
B.Com., LL.B., C.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

Reg. No. 5873
Sr. No. 5889
Date: 9 JUL 2022
NOTARY REGISTER

[Signature]
Deponent