



महाराष्ट्र

RA

2021

ZZ 692980

FORM 'B'
[See rule 3(4)]

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क. ८००००९९

22 FEB 2022

सक्षम अधिकारी

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

Affidavit cum Declaration

श्रीमती. एस. दि. मसुरकर

Affidavit cum Declaration of M/s. Sana Enterprises, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated: 23/04/2022.

We, Mr. Abbas Akbarali Qureshi and Mr. Shaukat Ali Khan, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / promoter have / has a legal title 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.



- 3 MAR 2022

004101



अनुसूची-१ / Annexure - I

विक्रय प्रतिज्ञापनासाठी / Only for Affidavit

मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

मुद्रांक विक्रय प्रेरणाच्या नांव, रहिवासाचा पत्ता व सही

रहानासारक मुद्रांक विक्रेत्याची सही

व राहना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

राहना क्रमांक ८००००११

विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगळे

प्लॉट नं. २, विलडींग नं. ३, खेरनगर, कोलगेट मैदानासामोर,

वर्दीवाला मंदिराजवळ, बांद्रा (पूर्व), मुंबई - ४०००४१.

शासना व कार्यलयासमोर / न्यायालयीन समोर प्रतिज्ञापन सादरकरणेसाठी

मुद्रांक विक्रीचा आदेश देण्यात आला आहे, (शासन आदेश दि. ०१/०७/२००४ नुसार)

मुद्रांक विक्रीसाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक विक्रीसाठी ६ महिन्यात वापरणे बंधनकारक आहे.

दि. नं. १२०८५१०५०९

M/S. SANA ENTERPRISES
Head Office: Shop No. 1, Kalina Sangam C.H.S.,
Manipada, C.S.T. Road, Vidyangari Marg,
Santa Cruz (East), Mumbai-400 098.



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 36 months.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we / promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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. Date of Possession on 31.05.2025

For M/s. Sana Enterprises


Partner 

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 Mumbai on this 23/04/2022.

For M/s. Sana Enterprises



BEFORE ME

K. C. DWIVEDI
B.A., LL.B
NOTARY GR. MUMBAI
& MAHARASHTRA
(GOVT OF INDIA)

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12 3 APR 2022


Partner 