



महाराष्ट्र MAHARASHTRA

2021

ZV 159958



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९५

- 1 FEB 2022

सक्षम अधिकारी

FORM 'B'

[See rule 3(6)]

श्रीम.एल.एस.सांगळे

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rushabh Harish Visharia duly authorized by the promoter Sadguru Foundations Pvt Ltd of the proposed project Sadguru Sitara, vide its/his/their authorization dated 21st January 2021.

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s Jay Paras Apartments CHS Ltd have a legal title Report to the land on which the development of the proposed project is to be carried out 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 said land is free from all encumbrances.

For Sadguru Foundations Pvt. Ltd.


Director



- 9 FEB 2022

002232

जाडपत्र-9 Annexure - 1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

Rushabh. H. Visheria

मुद्रांक विकत घेणाऱ्याचे पत्ता

U. form

मुद्रांक विकत घेण्यासाठी देण्यात येणारे मुद्रांक

दिनांक

- 9 FEB 2022

परवानाधारक मुद्रांक विकत घेण्याची सही

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक : 60000099

मुद्रांक विकत घेण्यासाठी : अहिरी कोर्ट बार् असोशिएशन

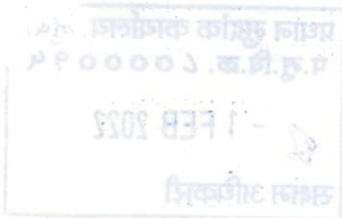
एम. एम. वॉरंट, अहिरी रेल्वे स्टेशनच्या बाजूला, अहिरी (पूर्व), मुंबई - ६९.

शासकीय कोर्ट/ज्यासमोर/ज्याथोल्यासमोर प्रतिज्ञापत्र सक्षर करणेसाठी मुद्रांक

कामगिरी आवश्यक नाही. (शासन आदेश दि. ०१/०५/२००४) नुसार

ज्या कारणासाठी ज्यांना मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केव्हापासून ६ महिन्यात यापरणे बंधनकारक आहे.



Affidavit can be taken by the Notary Public only authorized by the Government of India.

The Notary Public is authorized by the Government of India to take Affidavits in the following cases:

1. When the person making the Affidavit is a resident of the country and the Affidavit is required for the purpose of the law of the country.

2. That the said land is free from all encumbrances.

For Sadguru Foundations Pvt. Ltd.

Director

- GOV. OF INDIA
3. That the time period within which the project shall be completed by promoter is 31st December 2024
 4. That seventy per cent of the amounts realised 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 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
 6. That 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.
 7. That promoter shall take all the pending approvals on time, from the competent authorities.
 8. That the promoter shall inform the authority regarding all the charges 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 promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

For Sadguru Foundations Pvt. Ltd.

Mahmood Ahmad
BA, LL.B.
Advocate & Notary Govt. Of India
297, Pathan Wadi, Filter Pada,
Aarey Road, Near Rashid Store, NITIE, Powai,
Mumbai - 400 087, Maharashtra


Director

Deponent
Rushabh Harish Visharia

Authorised signatory and Director of Promoter Sadguru Foundations Pvt Ltd

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 day of 9th Feb 2022

For Sadguru Foundations Pvt. Ltd.


Director

Deponent
Rushabh Harish Visharia

Authorised signatory and Director of Promoter Sadguru Foundations Pvt Ltd

