

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022

19AA 129963

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९६

26 JUL 2022

सक्षम अधिकारी

श्री दि. क. गवई

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

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

Affidavit cum Declaration of Mr. Umang Shashikant Doshi on behalf of "Guru Shanti
Niwas" old name Rajendra Villa Co-operative Housing Society Ltd., through its Secretary, duly
authorized vide its authorization dated 14.10.2014, the landowner of the proposed project
"Rajendra Villa",

I Mr. Umang Shashikant Doshi, duly authorized by "Guru Shanti Niwas" old name Rajendra
Villa Co-operative Housing Society Ltd. being the landowner of the proposed project do hereby
solemnly declare, undertake and state as under:

1. That landowner/ co-promoter has a legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the project shall be completed by promoter is "~~Guru Shanti Niwas~~" old name RAJENDRA VILLA CHS LTD. C.T.S No. 2686, 2686/1 to 6, of Daulat Nagar, Road No. 7, Borivali (East), Mumbai - 400 066 31.12.2029

4. (a) For new projects:

That seventy per cent of the amounts to be realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the work.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I the 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 the project.
8. That I the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the 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.
10. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I/the 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.

VERIFICATION



Deponent
Umang S Doshi

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 6th day of August, 2022



Deponent
Umang S Doshi