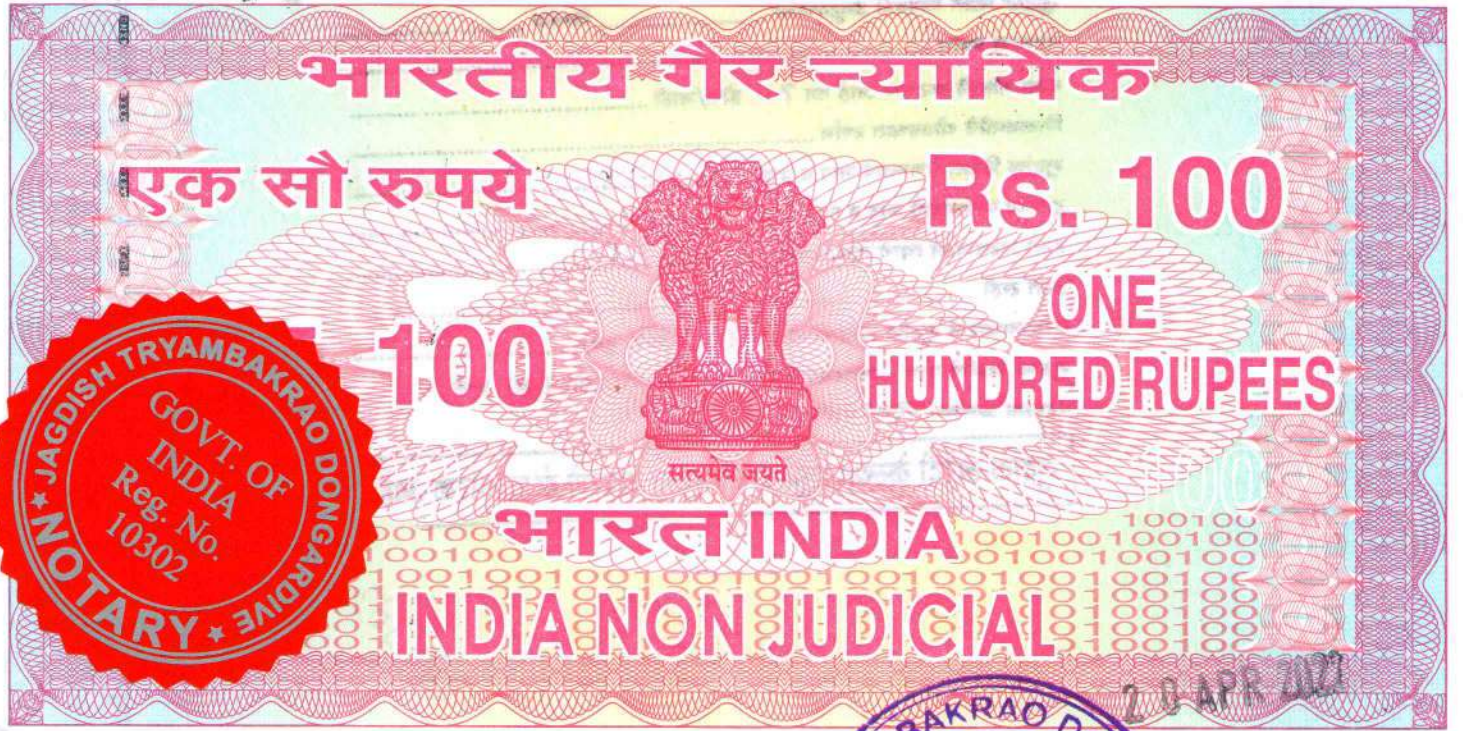




महाराष्ट्र MAHARASHTRA

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ZU 964350



FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/S MAHAVIR LAND DEVELOPER**, promoter of the proposed project **VISHAL PREMISES CSL**, situated on plot bearing CTS No 81B, 81B 1To17 of village Malad North at Mathuradas Road Kandivali west Mumbai 400067. duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

We **MAHAVIR LAND DEVELOPER**, 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 have a legal title Report to the land on which the development of the project is proposed

OR

have a legal title Report to the land on which the development of the proposed project is to be carried out

Signature



जोडपत्र २

20 APR 2022

मुद्रांक विहीन खरेदी अनुमतीपत्र
परवाना क्रमांक
वरत मालकी कायदा आहे का ? :- होय/नाही
मिळवणीचे दस्तऐवज क्रमांक
मुद्रांक विहीन खरेदीचे नांव व पत्ता Mahavir Land Develo Pers
दुसऱ्या परवानाचे नांव व पत्ता
हस्ते अस्तऐवज रकमे नांव/पत्ता Pint
हस्ते सही
परवानाधारक मुद्रांक विहीन सही (प्रमोद आर. दुबे)
मुद्रांक विहीन पत्र - अजयचंद कृष्ण, शांती पार्क, मीरा रोड (पूर्व), कोल्हापूर
परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

20 APR 2022

049361

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.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by us from the date of registration ; 30th Aug, 2025

4. (a) For new projects :

That seventy per cent of the amounts realised by us 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by us 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.

OR

(ii) That entire of the amounts to be realised hereinafter by us 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

Signature



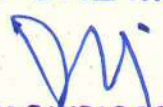
6. That we shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts 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.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment.

For Mahavir Land Developer,

Proprietor



BEFORE ME


JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400101

14 MAY 2022





BEFORE ME

AGENTS FOR THE NEW YORK AND HUDSON RIVER
NAVIGATION COMPANY
NEW YORK, N.Y.
JANUARY 1, 1891



1891

