

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

2022

25AA 322190

प्रधान मुद्राक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००९९

27 SEP 2022

सदम अधिकारी

श्रीमती सुरेखा मसुरकर

NOTED & REGISTERED
S. No. ६९१/२०२२
Date 2.1.OCT.2022

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

**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 Mr. Manish Shah (partner) on behalf of "M/s. Samarth Leela Associates" duly authorized by the promoter of the proposed project "SLA AVENUE", vide his authorization dated 11/10/2022 and Power of attorney holder of the land Owner Shri Teja Hariram Gautam along with two confirming parties Mrs. Geeta Pandey and Mr. Arjun Singh Rathore entered into Development Agreement dated 23rd June, 2012 that is duly Registered with The Consent deed dated 6th September 2013 along with the development agreement dated 23 of June 2012 and Consent Terms In S.C. Suit No. 2467 of 2012 on 8th March, 2013 that is registered in the office of registrar of assurances at Mumbai bearing registration no.BOR-1/9523 of 2013 and Power of Attorney dated 24th September, 2012 that is duly Registered with the

21 OCT 2022

023418



जाडपत्र-१ / Annexure - 1

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
३. परवानाधारक मुद्रांक विक्रेत्याची सही 
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता
परवाना क्रमांक ८००००११

DECLARATION

manish. D. Shah
Goregaon (E)

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्यद शिंगळे
शॉप नं. २, बिल्डींग नं. ४, कोलगेट पैदानासापोर,
साईबाबा मंदिराजवळ, खेरनगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१.
शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी
मुद्रांक  आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००३ मधील)
ज्या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापामुन ६ महिन्यात वापरणे बंधनकारक आहे.
गोबाईन नं. 7208510509





Consent deed dated 6th September 2013 along with the power of attorney dated 24 September 2012 and Consent Terms in S.C. Suit No. 2467 of 2012 on 8th March, 2013 that is registered in the office of register of assurances at Mumbai bearing registration no.BDR-1/9524 of 2013 in respect of the Scheduled Property.

I, Mr. Manish D Shah duly authorized by "M/s. Samarth Leela Associates" the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed
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. i.e. Date of Project Completion : 31/12/2025
4. That seventy per cent of the amounts realised by "M/s. Samarth Leela Associates" 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 I / 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 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 / promoter shall take all the pending approvals on time, from the competent authorities.
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, on any grounds.



Manish Shah

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and no material has been concealed by me therefrom.

Verified by me at on this 21 day of October 2022

RAJESH SINGH
NOTARY GOVT. OF INDIA
Reg. No. 10380

2/B, Madhu Govind Chawl, Koldongri, Sahar Road,
Behind Kishore Hotel, Andheri (E), Mumbai 400 065

21 OCT 2022



Manish Shah

Deponent