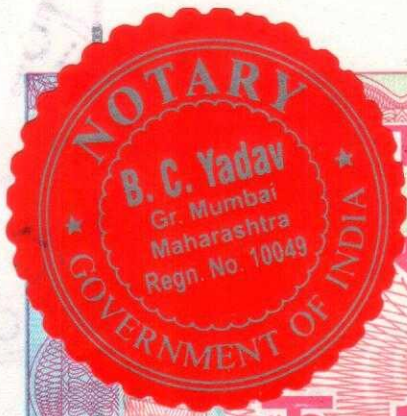




भारतीय गैर न्यायिक

रुपये

Rs. 100

₹. 100

ONE
HUNDRED RUPEES



महाराष्ट्र MAHARASHTRA

2022

48AA 161487



प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क. ८००००९९
- 6 MAR 2023
सक्षम अधिकारी

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. ANIS HUMAYUN CHANDIWALA**,
Partner of M/s. Chandiwala Enterprises & Everest Developers promoter
of the proposed project Pearl Castle.

I/We, Mr. Anis Humayun Chandiwala promoter of the proposed project
Pearl Castle, do hereby solemnly declare, undertake and state as under:

1. That I/We Promoter have/has a legal title to the land on which the
development of the project is proposed.

५

23 MAR 2023

28433

जोडपत्र-१ / Annexure - I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidav

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्रांक २०२३ ची सही

व परवाना २३ मार्च २०२३ च्या मुद्रांक विक्रीचे ठिकाण / पत्ता २२२२, AI-Moonaz Arcade,
१st Floor, Opp. Post Office,
S. V. Road, Andheri (West),
Mumbai - 400 058.

परवाना क्रमांक ८०००१२

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगळे

शॉप नं. २, विल्डींग नं. ४, कॉलगेट मैदानासामोर,

साईबाबा मंदिराजवळ, खैरनगर, बोंदा (पूर्व), मुंबई - ४०० ०५१.

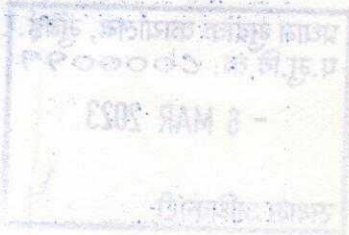
शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी

मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेशादि. ०१/०७/२००६ नुसार)

त्या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

नोंद नं. 7208510509



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.
3. That the time period within which the project shall be completed by me/us/promoter is 31st December' 2026.
4. That seventy per cent of the amounts realized by me/us/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.

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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/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 I/We/Promoter shall take all the pending approvals on time, from the competent authorities.
 9. That I/We/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That I/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.

Bhandari

Deponent

Verification

The contents of my/our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me at Mumbai on this **01st** day of **April' 2023**.

Bhandari

Deponent



Bhandari
03/4/23
BRAJESH C. YADAV
ADVOCATE & NOTARY
GOVT OF INDIA
Flat No. 505, Bldg. No. 21-G, Laxmi G.H.S.,
Sangharsh Nagar, Chandivli Farm Road,
Andher (East) Mumbai - 400 072