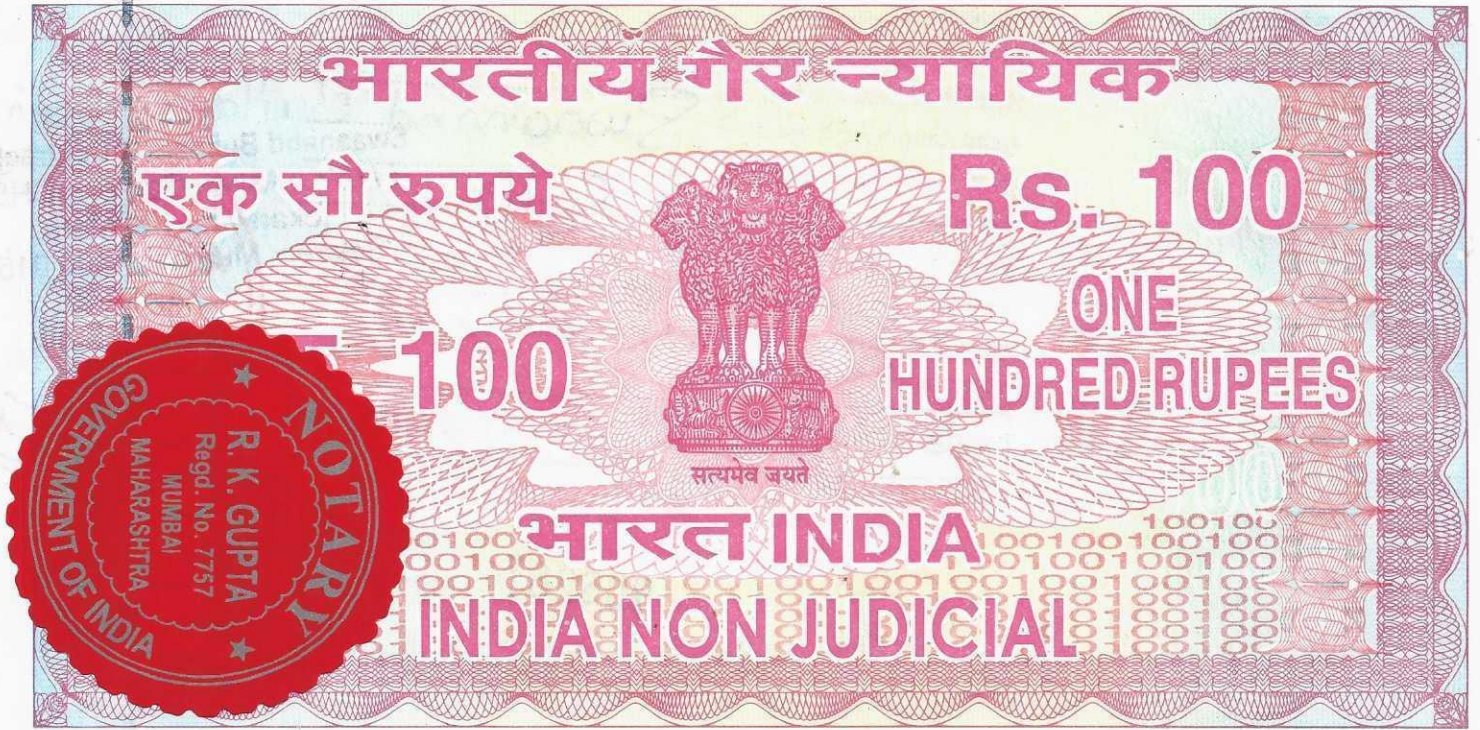




महाराष्ट्र MAHARASHTRA

2022

41AA 241474



जिल्हा कोषागार कार्यालय,
30 JAN 2023
मुद्रांक प्रमुख लिपीक / लिपी



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 SWAANAND BUILDERS AND CONTRACTORS promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, 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 I / promoter have / has a legal title Report to the land on which the development of the project is proposed

T.R. 20

0110422

मिस्टर/मिस/मिसेस/मिसेस/मिसेस

दिनांक

3 FEB 2023

पदनाम/पद

वस्तु संबंधी कार्यवाही आहे का ? :- होय/नाही

मिस्टर/मिस/मिसेस/मिसेस/मिसेस

मुद्रांक दिवस केवळ याच नांव व पत्ता

हस्ताक्षर पत्र/कार्यालय नांव व पत्ता

हस्ताक्षर जलस्थान/पत्र/पत्र

हस्ताक्षर

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. डुबे)

मुद्रांक विक्रेत्याचे पत्ता - आदेश्वर कृपा, शांती पार्क, नीला रोड (पूर्व), काणे.

परवाना क्रमांक 920905/9

Swaanand Builders & Contractors

Rajur

Swaanand Builders & Contractors

F/16/02 Ashok Gardens CHS.

Lokar, Jeevraj Marg,

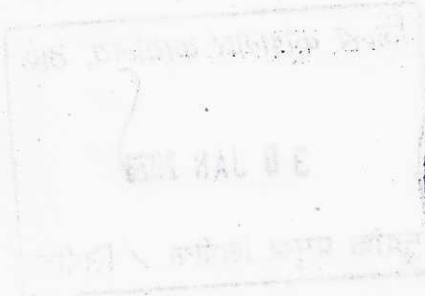
Sawree, Mumbai - 400 015.



मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

- 3 FEB 2023

906287



DECLARATION SUPPORTED BY AN AUTHORITY WHICH SHALL BE
MADE BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

ATTENTION AND DECLARATION OF THE SWAANAND BUILDERS AND
CONTRACTORS PROMOTER OF THE PROPOSED PROJECT & NOT AUTHORIZED BY THE
PROMOTER OF THE PROPOSED PROJECT NOT AUTHORIZED BY THE PROMOTER

I, the promoter of the proposed project, hereby declare that the project is
not a project of the Government of India and is not a project of the Government of Maharashtra

That I, the promoter, have a plan of the project which is approved
by the Government of India and the Government of Maharashtra

OR

have/has 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 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 me/promoter from the date of registration 31/12/2026

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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.

(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 me/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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/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, 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

6. 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.



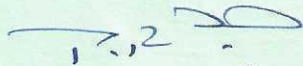
7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I 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.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

SWAANAND BUILDERS AND CONTRACTORS



Proprietor



BEFORE ME

 04/2/24
R. K. GUPTA
Regd. No. 7757 B.A. LL.B.
ADVOCATE AND NOTARY
GOVT. OF INDIA
Add: J. M. Nagar, S. M. Rd., Kokri Agar
Sion, Koliwada, Mumbai - 400 037.
Mob.: 9870138183