



महाराष्ट्र MAHARASHTRA

2020

BB 983004



जिल्हा कोषागार कार्यालय, ठाणे

28 JAN 2021

मुद्राक प्रमुख लिपीक / लिपीक



FORM 'B'
[See Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of PRANAV JITENDRA SHAH Partner of MONARCH CONSTRUCTION, PARTNER of the Real Estate Project, duly authorized by Partner of the Promoter of the Real Estate Project, vide authorization dated 29 January 2021.

I, PRANAV JITENDRA SHAH, Partner of MONARCH CONSTRUCTION., PROMOTER of Real Estate Project, duly authorized by Partners of the Promoter of the Real Estate Project, do hereby solemnly declare, undertake and state as under:

1. That the PROMOTER has a legal title Report to the Project Land, on which the development of the proposed Real Estate Project is to be carried out & a legally valid authentication of the title of such project land along with an authenticated copy of the agreement between such owner society and promoter for redevelopment of the Real Estate Project, is enclosed herewith.

मुद्रांक विनिर्देशावली अनुसूची..... दिनांक.....

वसतलायन प्रकल्प.....

वसत नोंदणी करणार आहे का ? :- होय/नाही.....

मित्रकारीचे बोलवण्यात आलेले.....

मुद्रांक विकस येणाऱ्याचे नांव व पत्ता *Moorarch Construction*

दुरुव्या पत्रकाराचे नांव व पत्ता.....

हस्त अस्पष्टावर त्याचे नांव/पत्ता.....

हस्त सही.....

परवानाधारक मुद्रांक विरोध्याची सही (प्रमोद आर. दुवे).....

मुद्रांक विक्रीचे पत्ता - आदेश्वर वृष्णा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक १२०१०६९

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे अधिकारक आहे 7 8 JAN 2021

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2. That the Project Land is free from all encumbrances.

That the time period within which the Real Estate Project shall be completed by the PROMOTER of the Real Estate Project, shall be on or before 1st FEB, 2025 on plot bearing PLOT BEARING TPS NO IL, BORIVALI F.P 41/F, CTS NO 175, 175/1 TO 4 OF VILLAGE KANEHERI 1st KASTURBA ROAD BORIVALI EAST MUMBAI-400 066

3. That the seventy per cent of the amounts, to be realized hereinafter 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.
4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
5. That the PROMOTER shall get its 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 the Real Estate Project have been utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.

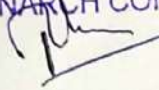
6. That the PROMOTER shall take all the pending approvals on time, from the competent authorities.

7. That the PROMOTER shall inform the Maharashtra Real Estate Regulatory Authority established by the Government of Maharashtra under sub-section (1) of Section 20 of the Act 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 the General Rules, within seven days of the said changes occurring.

8. That the PROMOTER has furnished all such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the PROMOTER shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Monarch Construction,
For MONARCH CONSTRUCTION


[Pranav Jitendra Shah] Partner
Partner

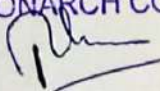


Verification

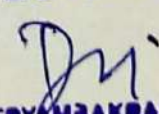
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 29 day of January, 2021.

For Monarch Construction,
For MONARCH CONSTRUCTION


[Pranav J Shah] Partner
Partner

ATTESTED BY ME


JAGDISH TRYAMBAKRAO DONGAR DIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kanti Nagar
Zepedpetti, Akurli Road, Kandivali (East),
Mumbai - 400101.

29 JAN 2021