



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९
17 NOV 2017
सहम अधिकारी

श्री. दि. क. गवई

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 **Mr. Jitesh Jain** Partner of **National Happy Homes** (Promoter) of the proposed project vide its authority letter dated 20th September, 2017;

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जा.इ.पत्र-१/ANNEXURE - 1

24 NOV 2017

फारम प्रतिज्ञापनासाठी / Only For Affidavit

मुद्रांक विक्री वसती नोंद वही अनु. क्र./दि.
(Serial No. / Date)

मुद्रांक विकत घेणाऱ्याचे नांव व रहिवासी पत्ता

Stamp Purchaser Name/Place of Residence & Signature

M/s. NATIONAL HAPPY HOMES

103, PRANAV RESIDENCY,

FLAT 302, BHIMANI STREET,
MATUNGA CR, MUMBAI-400 019.

परवानाधारक मुद्रांक विक्रेत्याची सही

JYOTI P. DOGA

LSV No. 8000009

6, Kondaji Bldg. No. 3, Nr. Tata
Hospital, Parel, Mumbai - 400 012.

(शासकीय कार्यालयामध्ये / न्यायदलामध्ये प्रतिज्ञापन सादर करण्यासाठी मुद्रांक आवश्यक आहे)

आवश्यकता नाही. शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांचे त्याच कारणासाठी मुद्रांक खरेदी

वेगळ्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



I, **Mr. Jitesh Jain** duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has the legal title Report to the land on which the development of the project is proposed 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 Promoter have taken a project finance facility from Piramal Housing Finance Private Limited and has registered the Indenture of Mortgage dated 19th September, 2017 under No BBE-4-7343-2017. And other than this there is no other encumbrance on the said property and no litigation is pending relating to right, title in the project.
3. That the Promoter undertakes to complete the project on or before 31st March, 2022;

4. For new projects :

That seventy per cent of the amounts realised by 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That 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 the promoter and shall take all the pending approvals on time, from the competent authorities.
8. That the promoter and 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 the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter and shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For National Happy Homes

[Mr. Jitesh Jain]

Deponent

VERIFICATION

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

Verified by me at Mumbai on this 03rd day of January, 2018

For National Happy Homes

[Mr. Jitesh Jain]

Deponent



Attested By Me

Jayanti J. Patel

B.A., LL.B

Advocate & Notary

Balchandra Niwas

G. H. Road, Malabar C. H.,
Dumbhalgaon, Mumbai - 400 011 (Ph: 241208)

03/01/2018
52/1/10
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