



महाराष्ट्र MAHARASHTRA

2022

08AA 326457



FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Girish P. Gangwani, Mr. Pradeep S. Shetty, Managing Directors of **M/S HERITAGE LIFESTYLES & DEVELOPERS PVT LTD.**, the Developers of the Project, namely "JANKI HERITAGE" in duly authorized by the Promoter of the Project, vide Agreement for Deed of Assignment of Plot No. 29 dated 15.06.2011 duly registered with the Sub-Registrar of Assurances bearing registration serial number KRL-1/6522/2011, dated 15.06.2011, and Conveyance Deed of Plot No. 30-A dated 09.12.2021 duly registered with the Sub-Registrar of Assurances bearing registration serial number KRL-1/19233/2021, dated 09.12.2021, and Conveyance Deed of Plot No. 30-B dated 09.12.2021 duly registered with the Sub-Registrar of Assurances bearing registration serial number KRL-1/19235/2021, dated 09.12.2021.

29A57

11 MAY 2022

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

२. दस्ताचा प्रकार

३. दस्त नोंदणी करणार आहेत का ?

होय/नाही

४. मिळकतीचे सोडवयात वर्णन

Heritagelifestyles and Developers Pvt. Ltd.

Heritage House, 4th Floor, Plot No. 29,

D.K. Sandu Marg, Opp. Sai Baba Temple,

Chembur, Mumbai - 400 071.

५. मुद्रांक विकत घेणाऱ्याचे नांव व सही

६. हस्ते असल्यास त्याचे नाव, पत्ता व सही

७. दुसऱ्या पक्षकारांचे नांव

८. मुद्रांक शुल्क रक्कम

९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रेत्याची ठिकाण/पत्ता

निलेश सी. भोजनी
परवाना क्र.१२०१०२३
सी-२/४/०:१, सेक्टर-२
वाशी, नवी मुंबई-४०० ७०२.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

11 MAY 2022



We, being Managing Directors namely Mr. Girish P. Gangwani, Mr. Pradeep S. Shetty, Directors of M/S HERITAGE LIFESTYLES & DEVELOPERS PVT LTD., do hereby Solemnly declare, undertake and state as under :-

1. That the Promoter has a 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 alongwith an authenticated copy of the agreement between such owner and promoter/developer for development of the real estate project is enclosed herewith.

2. There are no other encumbrances or litigations on the project land.
3. That the time period within which the project shall be completed by the promoter/developer from the date of registration of project is 31.12.2024.
4. (a) For Ongoing Projects on the Date of Commencement of the Act.
 - (i) That Seventy (70) Percent of the amounts to be realized hereinafter by us, the promoter/developers for the real estate project from the allottee, 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 account 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 utilized 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/developer shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter/Developer 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/Developer have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter/Developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. Heritage Lifestyles & Developers Pvt. Ltd.,

Girish P. Gangwani
Managing Director

11 MAY 2022

BEFORE ME

K. V. DARE B.Com. LL.B.
NOTARY GOVT OF INDIA
Advocate High Court, Mumbai
Janta Market, Shop No. 15,
Near Chembur Rly. Station, Chembur
Mumbai-400 071 Mob. 9869103411

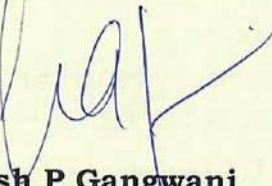


VERIFICATION

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

Verified by us at Mumbai on this **11th** Day of **May, 2022**.

For M/S HERITAGE LIFESTYLES & DEVELOPERS PVT LTD.,



Girish P Gangwani
Managing Director

