



महाराष्ट्र MAHARASHTRA

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YB 202673



प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८०००००४
15 JUN 2021
सक्षम अधिकारी

श्रीमती. एस. दि. मसुरकर

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Tulsidas Damji Dama promoter of the proposed project Shiv Samarth (Project Name) duly authorized by the promoter of the proposed project, vide its authorization dated 04-10-2021;

Mr. Tulsidas Damji Dama promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

केवल प्रतिलिपिभासी Only for Affidavit

मुद्रांक विरक्त पेशान्याचे नाव **Aakruti Enterprises**
मुद्रांक विरक्त पेशान्याचे रहिवासी पत्ता **810, Neelkanth Corporate Park,**
मुद्रांक विरक्त पेशान्याची नोंद येथी असु. मुद्रांक **Kirol Road, Vidyavihar (W),**
Mumbai - 400 086.

मुद्रांक विरक्त पेशान्याची सही

परवानाधारक मुद्रांक विरक्त पेशान्याची सही

परवाना क्रमांक - ८०००००४

मुद्रांक विरक्त पेशान्याचा नाव : **श्री. ज्योतीराजी जी. शिंदे**

श्री. ज्योतीराजी जी. शिंदे (पति) - **ज्योतीराजी जी. शिंदे** - ४०००८६

शासनाधीन असलेल्या या पत्रावर ०९/०६/२०२१ मध्ये मुद्रांक

ज्या करिता ०९/०६/२०२१ मध्ये मुद्रांक कर घेतला आहे.



1. That promoter has a legal title to the land on which the development of the project is proposed
OR

M/s Aakruti Enterprises a partnership firm has a legal title 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 said land is free from all encumbrances.

OR

That details of encumbrances _____ N.A. _____ including 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 promoter is 31-12-2024.

4. i. 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project in accordance with Rule 5.

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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That 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.

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 20th day of October, 2021.

Mr. Tulsidas D Dama

P. Bhushai
Deponent

R. R. SINGH

Adv. High Court
Singh House, Govandi (E),
Mumbai - 400 088.



BEFORE ME

mn
J. R. DUBE
NOTARY
(GOVT. OF INDIA)

Mob: 9594863546 / 9029299078
KURLA (W), MUMBAI - 400 070.
MOB: 9920272450

27 OCT 2021

