



महाराष्ट्र MAHARASHTRA

2023

18 OCT 2023 9AA 882283



जिल्हा कोषागार कार्यालय, ठाणे

16 OCT 2023

मुद्रांक प्रमुख लिपीक



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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Keshavji Damji Minat** Partner of **M/S. Real Infrastructure Co.** promoter of the proposed project **GAMI AND JAYDEEP ESTELLA** as / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **05.11.2023**.

I, **Mr. Keshavji Damji Minat** Partner of **M/S. Real Infrastructure Co.** 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

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

For M/S. REAL INFRASTRUCTURE CO.

Partner

जसपत्र-१/Annexure -I

फक्त प्रतिज्ञापत्रासाठी

18 OCT 2023

मुद्रांक विक्री नोंद वही अनु.क्रमांक 82889 दिनांक
मुद्रांक विकत घेणाऱ्याचे नाव Real Infrastructure Co.
रहिवासाचा पत्ता व सही 8c 30A, 10th

परवाना धारक मुद्रांक विक्रेत्याचे नाव व सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. विनोद वि. शिंगाडे दुकान नं. १२, जलता मार्केट नं. १, सेक्टर-३,
परवाना क्र. २२/२००३/नवीन परवाना क्र. ११०१०४१ गेलुळ, नवी मुंबई - ४००७०६ मो.न. ९७०२१४९०४४
शासकीय कार्यालय/वास्तव्य प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक काढण्याची आवश्यकता नाही
(शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या-कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यांचा आता वापरणे बंधनकारक आहे





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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration **31/03/2027**.

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.

For M/S. REAL INFRASTRUCTURE CO.


Partner



... ..

... ..

... ..

... ..

... ..

... ..

... ..

...

... ..

... ..

... ..

... ..

... ..

... ..

2E:NDI

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

For M/S. REAL INFRASTRUCTURE CO.

Partner
SHRI. KESHAVJI DAMJI MINAT
Deponent

Verification

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

Verified by me at Mumbai on this date _____

For M/S. REAL INFRASTRUCTURE CO.

Partner
SHRI. KESHAVJI DAMJI MINAT
Deponent



BEFORE ME

(Signature)

VINAY G. PATIL
Advocate & Notary
R. No. 3, Shree Ganesh Niwas, Shripad Chawl,
Opp. Mulund Court, J. S. D. Road,
Opp. Mulund (West), Mumbai - 400 080.



