



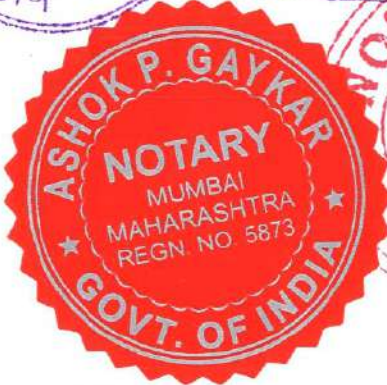
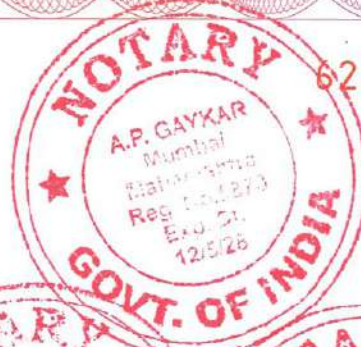
महाराष्ट्र MAHARASHTRA

2023

62AA 399161



27 JUL 2023



Affidavit cum Declaration

Affidavit cum Declaration of Mr. IRFAN SHAMSUDDIN PATEL (Partner, M/S. S. M. HITECH DEVELOPERS), Land Owner/promoter of the proposed project.

I, Mr. IRFAN SHAMSUDDIN PATEL (Partner, M/S. S. M. HITECH DEVELOPERS) Land Owner/promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title report to the land on which the development of the proposed project is to be carried out

AND

-4 AUG 2023



जोडपत्र - १ / कारणावलीसाठी

मुद्रांक विक्री नोंदणी अनु. क्र.

43079

दिनांक

-4 AUG 2023

मुद्रांक विकत घेणा-याचे नाव

Jagan S. Patel

रहिवासी पत्ता

Self, CBD

मुद्रांक विकत घेणा-याची / हस्ते सही

Pranish Disha

Pranish

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण

रामो स्टॅम्प वेंडर, दुकान क्र. ११, प्रभात सेंटर,

सेक्टर-१-जे, सी.बी.डी. बेलगाव, नवी मुंबई-४००६१४

(सी.बी.डी. रामो)

परकना क्र. १२०१०४१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात त्यावरून संशोधनकारक आहे.





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 project shall be completed by us on or before **31/12/2028**.
4. That seventy percent of the amount to be realized hereinafter by me 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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.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 we shall get 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 amount collected for a particular project has 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 we shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment plot or building, as the case may be.



For SM HITECH DEVELOPERS

Partner

Deponent



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 Mr. Irfan Shamsuddin Patel on this _____

For SM HITECH DEVELOPERS

[Signature]

Partner

Deponent



BEFORE ME

[Signature]

- 4 AUG 2023

Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873

