



महाराष्ट्र MAHARASHTRA

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ZP 735288



जिल्हा कोषागार कार्यालय मुंबई
27 JAN 2022

3 MAR 2022



[see rule 3(4)]

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. Jeet Mukesh Dedhia**, partner and authorized signatory of **M/S. ACE Properties**, Promoter of the New project "ACE FLORENCE".

जाडपत्र २

3 MAR 2022

28591

विभाग

करत नोंदणी करणार आहे का ? होय/नाही

मुद्रांक विक्री नोंदवही क्र. २१७

दस्तावा क्र. २१७

मिळकतीचे दौख्यपत्र दर्शन

मुद्रांक विक्रीचे दौख्यपत्र दर्शन

हस्त अंतर्भाव त्याचे नांव

पत्ता

दुसऱ्या पदाकाराचे नांव

मुद्रांक विक्रीच्या सही (श्री. अमरा वापू विही)

मुद्रांक विक्रीचे ठिकाण/पत्ता-श्री. अमरा वापू विही

कलेक्टर ऑफिस जवळ, ठाणे-४००००१

ज्या कारणासाठी ज्यांनी मुद्रांक

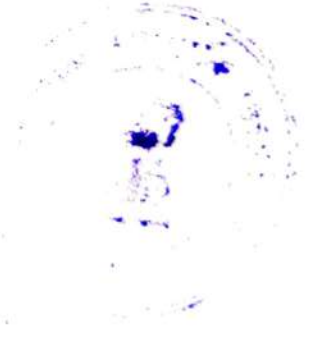
करादी केल्यापासून ६ महिन्यांत आघार दे संजयरावराव - १८.

For ACE Properties

Partner

दिधीय १११६

महाराष्ट्र





Mr. Jeet Mukesh Dedhia, partner and authorized signatory of M/S. ACE Properties, Promoter of the New project "ACE FLORENCE", do hereby solemnly declare, undertake and state as under:

1. That I, Promoter/CA To Owner has a legal title to the land on which the development of the project 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 said land is free from all encumbrance
3. That the time period within which project shall be completed by Promoter is 31st August, 2024.
4. That seventy per cent amounts realized by Promoter for the real estate project from the allottees, from time, shall be deposited in a separate accounts 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 statements 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 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 competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulation 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.

Jeet Mukesh Dedhia



Verification

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

Verified by me at Thane on this 21st DAY of March, 2022.

M/S Ace Properties

Mr. Jeet M. Dedhia

Deponent

21 MAR 2022

2006 avn + 6

ATTESTED BY

21/3/2022
DODHA D. AHIRE
ADVOCATE & NOTARY
D-27, Nav-Yashodhara Soc.,
Bhandup Village (E), Mumbai - 400 049

