



महाराष्ट्र MAHARASHTRA

2022

07AA 597309

AFFIDAVIT CUM DECLARATION

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क. ८००००९९
21 APR 2022
सक्षम अधिकारी

Affidavit cum Declaration of **Mr. Vaibhav Kathotia** duly authorized by the Promoter of the proposed project, vide their authorization dated 29th April, 2022;

1. Mr. Vaibhav Kathotia duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Landowner Promoter has a legal title Report 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 the Landowner Promoter 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 Promoter from the date of registration of project is 3 Years and 10 months i.e. by 28/02/2026;

जोडपत्र-१ / Annexure - 1

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोदवही अनु. क्रमांक / दिनांक
 २. मुद्रांक विक्रीत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
 ३. परवानाधारक मुद्रांक विक्रेत्याची सही
- व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता
परवाना क्रमांक ८००००१९

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन इर्षद बोंगाळे

शहर : २२ MAY 2022 कोलगेट मैदानासमोर,

साईबाबा मंदिराजवळ, खेरनगर, बांद्रा (पूर्व), मुंबई - ४०० ०५९.

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी

मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि. ०९/०७/२००४ नुसार)

ज्या कारणासाठी ज्याने मुद्रांक शुल्क खरेदी केला त्याने त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

मोबाईल नं. 7208510509

- 2 MAY 2022

000855

GREST VENTURES LTD.
Plot No. 204, TPS III,
Flat No. 602, Kachwala Palace,
Waterfield Road, Off. Turner Road,
Bandra West, Mumbai - 400 050.





4. 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed at Mumbai on)
this 25th day of May, 2022)
by the within named Deponent)
Mr. Vaibhav Kathotia)
)

6- attn



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 on this day ~~25th~~ **27th** day of May, 2022 at Mumbai.

Solemnly affirmed at Mumbai on)
this 25th day of May, 2022 **27 MAY 2022**)
by the within named Deponent)
Mr. Vaibhav Kathotia)
)

6 *att*

Before me,



BEFORE ME

P.C. Mishra
P. C. MISHRA
B.A., LL.B.
NOTARY
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT OF INDIA,
27 MAY 2022

P.C.MISHRA (Notary Govt. of India)	
NOTARIAL REGISTER	
SR.No	1274 2022