



महाराष्ट्र MAHARASHTRA

जोडपत्र १
2017

SA 498963

कायदा प्रतिनामकसाठी (अनुच्छेद-४)

8202

मुद्रांक विक्री नोंदवली अनुक्रमांक

दिनांक २६.०७.२०१७

मुद्रांक विक्रीत देणाऱ्याचे नाव व रहिवासी पत्ता

ARCHIT ENTERPRISES

B/101, 'Anand Palace',

Anand Koliwada, Mumbai

हस्ताक्षर त्याचे नाव व सही

28/07/2017

मुद्रांक विक्रीसाठी सही/ (उत्तर एम.एम. नकाश)

मुद्रांक विक्रीचे ठिकाण - के-१०१, महेंद्रगन कोतनी, कोला, ठाणे-४०० ६१२

मुद्रांक परवाना क्रमांक - १२०१०३७

राजकीय कार्यावाहक/न्यायलयप्रमुख प्रतिज्ञावक सदर करणेसाठी मुद्रांक कायदाची आवश्यकता नाही. (मसुदा अर्जास दि. ०६/०७/२०१४ नुसार).

(या कारणासाठी ज्यांनी मुद्रांक खरेदी केला आहे त्यांनी त्याच कराराने मुद्रांक खरेदी करणाऱ्यास सहा नोंदवली मागणे बंधनकारक आहे).

HEENAP. SHAIKH
Dist. Thane (M.S.)
Regn. No. 10294/13



जिल्हा कोषागार कार्यालय,

ठाणे

13 JUL 2017

जिल्हा कोषागार अधिकारी / ठाणे

13/7/2017

FORM 'B'
[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. Pradip Prabhakar Kine, Authorized Signatory, of Archit Enterprises "The Promoter" of the real estate project know as "Archit Jewel".



1. Mr. Pradip Prabhakar King Authorized Signatory, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has a legal title to the land bearing Survey No. 71 Hiss no. 2A and 2B admeasuring 4190 Sq. Mtrs(As per 7/12 Extract) on which the development of the project is proposed and 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. The details of encumbrances including details the dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details has been provided in the Encumbrance Certificate/Title Certificate.
3. That the time period within which the project shall be completed by promoter shall be before 31st May 2021.
4. For 'ongoing project' on the date of commencement of the Act, seventy per cent of the amounts realized hereinafter by promoter for the real estate project from the Allottee/s, 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 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
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, on any grounds.
11. 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 the Rules, within seven days of the said changes occurring.

Pr. Pradip





For ARCHIT ENTERPRISES


Partner

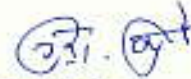

Deponent
Partner

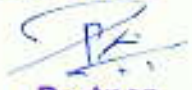
Verification

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

Verified by me on 28th July, 2017.

For ARCHIT ENTERPRISES


Partner


Partner

Deponent
Authorised Signatory of
Archit Enterprises



BEFORE ME
NOTARY

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal QHS Ltd.,
Opp. Lawkim Co., G.B. Road,
Thane-400 607

NOTED & REGISTERED

Sr NO 20778/2017

31 JUL 2017