

01/23
20/13



महाराष्ट्र MAHARASHTRA

2017

SE 966294



FORM 'B'

AFFIDAVIT CUM DECLARATION



श्री. हु. का. वाटीर

Affidavit cum Declaration of Mr. Manesh R Patel, Director of M/s Himax Developers Pvt Ltd; duly authorized by the promoter of the proposed project, vide their authorization dated 20/07/2017;

I, Manesh R Patel, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Prathmesh Construcion proprietor Shri Prashant Joshi (HUF) owner and co-promoter has a legal title Report to the land on which the development of the project is 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.

Mumbai & Thane Dist.



मुद्रांक - १

महाराष्ट्र शासन

मुद्रांक विकत घेणाऱ्याचे नाव Mahesh R. Patel

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता M.R.

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक 7267 दिनांक 24 JUL 2017

मुद्रांक विकत घेणाऱ्याची सही [Signature] परवानाधारक मुद्रांक विक्रीच्याची सही

परवाना क्रमांक : ८००००९०

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. कल्पेश प्रमजी माला

सीमला स्टेशनरी मार्ट, शॉप नं. ९, ऐम्प्लेव्हेड भेन्दाव,
एम. जी. रोड, सीटीसीविल कोर्ट जवळ, युवकापोडा, मुंबई - २३.

शासकीय कार्यालयासमोर / न्यायालयासमोर / विजात जागेत करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (१०/०७/२००८ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
करण्यापासून ६ महिन्यात यावरणे बंधनकारक आहे.



2. That the project land is has encumbrances as per the encumbrances certificate submitted to RERA authority with the application made.
3. That the time period within which the project shall be completed by promoter from the date of registration of project shall be 31st December, 2020.
4. That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.



Manesh R Patel

Manesh R Patel
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 Mumbai on this ____ day of ____ 2017.

Manesh R Patel

Identified by *M*
MUTAVALLI G. M
Advocate High Court
C.M.M. (Esplanade) Court,
Mahapalika Marg, Bombay.

0123 P. No. 20
NOTARY Register 233 Date 25/7/17

BEFORE ME

Smy
25-7-17
S. M. N. Naqvi

NOTARY
Government of India,
Mumbai & Thane Dist.

Manesh R Patel
Deponent