



महाराष्ट्र MAHARASHTRA

जिल्हा कोष गार कार्यालय, पालघर
प. मु. वि. क्र. १२०९००२
११-०५-२०२२
११ MAY 2022
मुद्रांक प्रमुख लिपीक

१) मुद्रांक विक्री बायतची नोंद अ.क्र. २५१० दिनांक १८ MAY 2022

२) मुद्रांक खरेदीचे कारण कटार

३) मुद्रांक विक्री घेण्याच्या नांव राजेश महेंद्र मेहता
य रहिवासी पत्ता पालघर

४) हस्ते अनिशुद्धि शेख

५) मुद्रांक विक्री घेण्याच्या सही

६) परवानाधारक मुद्रांक विक्रीत्याची

सही य परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण/पत्ता

१८ MAY 2022

श्री. गितिन अनिशुद्धि शेख
परवाना क्र. १२०९००२
शॉप नं. ६, पालघर क्रिडा भवन,
कचेरी रोड, तहसील कार्यालय समोर,
पालघर (प.) ता. जि. पालघर,
पिन नं. ४०१ ४०४.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajesh Mahendra Mehta, partner of M/s. Rajesh Construction, promoter of the proposed project;

1. That I / promoter have/ has a legal title Report to the land on which the development of the project is proposed

OR

Promoter has a legal title report to the land on which the development of the proposed project is to be carried out

[Signature]

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 the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31st December 2025.

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and Disclosures on website) Rule, 2016

6. That I / 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

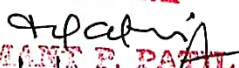

Deponent

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 of _____.



ATTESTED BY ME

MR. HEMANT P. PATIL
16/12/2022
ADVOCATE & NOTARY
(GOVT. OF INDIA)

No Responsibility is accepted
By This Notary for the
Contents of this Document.


Deponent



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| Registered 03 | Dated 11/12/22 |
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