

4/ Annexure-II

दस्तावेज प्रकार / अनुसूचित क्रमांक
दस्तावेज कोटेशन क्रमांक आहत का ?
नोटिफिकेशन क्रमांक अंतर्गत दुकान निर्माण कार्यालयचे नाव
निकालीचे पत्र
मोबिल रकम
मुद्रांक विकत घेणाऱ्याचे नाव
दुकान पत्रावरचे नाव
हस्त आलेख तयारीचे नाव व पत्ता
मुद्रांक शुल्क रक्कम
मुद्रांक विक्री नोंदवही अनुक्रमांक / दिनांक
मुद्रांक विकत घेणाऱ्याची मही
मयुरी आर. दोशी प. क्र. 1202011 शांती कुरीर
तुळीन रोड, दुकान नं. 08 दातासोमारा (पूर्व)

For SHREE SAI JVDANI DEVELOPERS LLP

PARTNER

20 JAN 2025

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी याचा आरणासाठी मुद्रांक
लेखापालन व महिलेयन धारण करणारे आहे

For SHREE SAI JVDANI DEVELOPERS LLP

PARTNER

12843



I, **Mr. Amit Vinodanand Mishra**, through its authorized Signatory partners **M/s. SHREE SAI JIVDANI DEVELOPERS LLP**, (being called promoter/s hereby) promoter of the proposed project named "AV PEARL BUILDING NO. 3, WING B" to be constructed on land bearing FSI admeasuring 1.5 Square metres (Built up area), on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation:

That Promoter/s have a legal title to the land on which the development of the proposed project "**AV PEARL BUILDING NO. 3, WING B**" to be constructed on land bearing FSI admeasuring 1.5 Square metres (Built up area), on N.A. Land bearing Survey No. 34/B, Hissa No. 6, Village Virar and Survey No. 78/B, Hissa No. 2 Village More, Taluka Vasai and District Palghar, within the limits of the Vasai Virar City Municipal Corporation, is to be carried out

AND

1. 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 project land is free from all encumbrances.
3. That time period within which the project shall be completed by promoter from the date of registration of project: **before 31st December 2030**.

4. (a) For new projects:

That seventy per cent of the amounts realised by co-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 on-going project on the date of commencement of the act

(c) 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 the purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with rule 5.
6. That the promoter/s shall have 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 on compliance with the proportion to the percentage of completion of the project.
7. That the promoter/s 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 act and under rule 3 of the rules and regulations made under the act.
9. That the promoter/s has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For **SHREE SAI JIVDANI DEVELOPERS LLP**


PARTNER



10. That the promoter/s shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

M/s. SHREE SAI JIVDANI DEVELOPERS LLP
Through its Authorized Signatory partner
Mr. Amit Vinodanand Mishra

Deponents

For SHREE SAI JIVDANI DEVELOPERS LLP

PARTNER

Verification

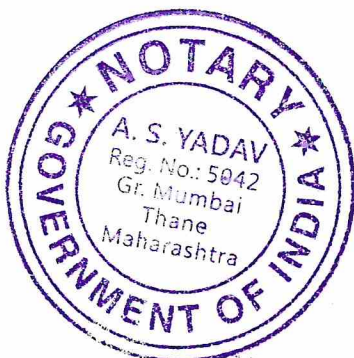
The Contents of my above Affidavit cum Declaration are true & correct & nothing material has been concealed by me therefrom

Verified by me at 22nd on this day of January, 2025

M/s. SHREE SAI JIVDANI DEVELOPERS
LLP
Through its Authorized Signatory partner
Mr. Amit Vinodanand Mishra
Deponents

For SHREE SAI JIVDANI DEVELOPERS LLP

PARTNER



ATTESTED BY ME
22-01-25
AJEET S. YADAV
Advocate & Notary
Govt. Of India