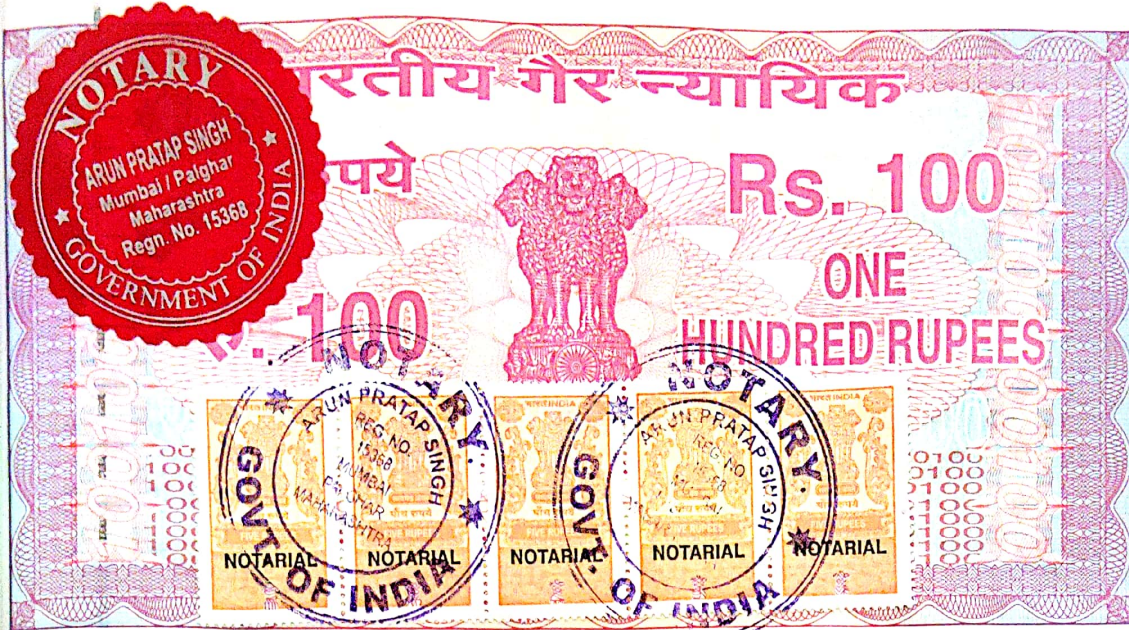




महाराष्ट्र MAHARASHTRA

FORM 2023 [Sec Rule 3(3)]

85AA 854438

Affidavit cum Declaration



Sub-Treasury Office
Vasai
Addl. Treasury Officer

Affidavit cum Declaration of 1. MR. RAMESHCHANDRA MOHANLAL JAIN, 2. MR. MAHENDRA PACHU PAL, 3. MR. LAXMILAL MOHANLAL JAIN, 4. MR. SURYAKANT CHANDRAKANT PAWAR, 5. MRS. BHARATI SANJAY JAIN are partners of M/S. RADHA KRISHNA ENTERPRISES also promoter of the proposed project duly authorized by the promoter of the proposed project RADHA KRISHNA TOWER.

We 1) 1. MR. RAMESHCHANDRA MOHANLAL JAIN, 2. MR. MAHENDRA PACHU PAL, 3. MR. LAXMILAL MOHANLAL JAIN, 4. MR. SURYAKANT CHANDRAKANT PAWAR, 5. MRS. BHARATI SANJAY JAIN are partners of M/S. RADHA KRISHNA ENTERPRISES all the proposed project RADHA KRISHNA TOWER duly authorized by the promoter of proposed project do hereby solemnly declare, undertake and state as under:

[Signature]
Bhri

[Signature]
Suryakant Jain

15040

[illegible]

Plot Address: Survey no 85, Hissa No 10, Village - Gokhiware, Taluka- Vasai, District- Palghar
PIN - 401 208 (Admeasuring area of 772.24 Sq. Meters)

1. That promoters have a legal title to the land on which the development of **RADHA KRISHNA TOWER** 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.

2. That the said project land is free from all encumbrances
3. That the time period within which the project shall be completed by promoters are
31/03/2029
4. (a) For new projects :-
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.

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

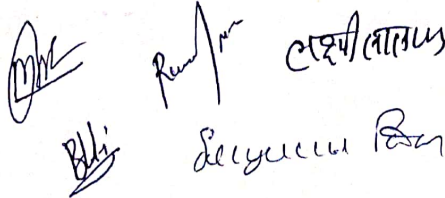
- (i) That seventy per cent of the amounts realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire of the amounts to be realized hereinafter by us / promoters 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

6. That we / promoters 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 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.

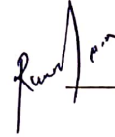
The block contains several handwritten signatures and stamps. On the left, there is a circular stamp with the word 'COPY' and a star. Below it, there are two more signatures. To the right, there are two more signatures, one of which appears to be 'Surya Kumar'.

...3...

7. That we / promoter shall take all the pending approvals on time, from the competent authorities.
8. The we / 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 we / promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / promoters 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.

Deponent

1. MR. RAMESHCHANDRA MOHANLAL JAIN

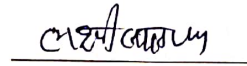




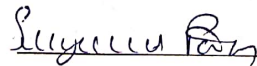
2. MR MAHENDRA PACHU PAL



3. MR. LAXMILAL MOHANLAL JAIN



4. MR. SURYAKANT CHANDRAKANT PAWAR



5. MRS. BHARATI SANJAY JAIN





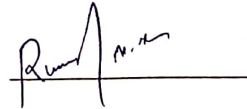
Verification

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 _____.

Deponent

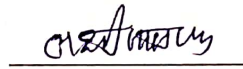
1. MR. RAMESHCHANDRA MOHANLAL JAIN



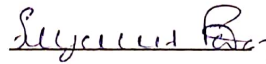
2. MR MAHENDRA PACHU PAL



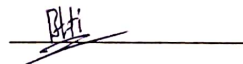
3. MR. LAXMILAL MOHANLAL JAIN

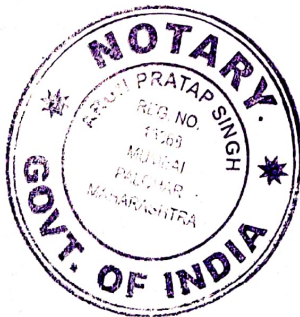


4. MR. SURYAKANT CHANDRAKANT PAWAR



5. MRS. BHARATI SANJAY JAIN





BEFORE ME

ARUN PRATAP SINGH
ADVOCATE & NOTARY
GOVT. OF INDIA
1-4-2024