

465/2023  
22/06/2023



महाराष्ट्र MAHARASHTRA

2022

22AA 961412

जोड पत्र - २/Annexure-II

मुद्रांक विक्री नोंद अनुक्रमांक

17463 दिनांक 22/06/2023

दस्तावा प्रकार

करा

दस्त नोंदणी करणार आहेत का - होय/नाही

मिळकतीचा वर्णन

मुद्रांक विकत घेणा-याचे नांव व सही

प्रियाय सांपलिंग - पनवेल

दुस-या यक्षकाराचे नाव

हस्ते असल्यास त्याचे नांव, पत्ता व सही

भक्ति राठा

मुद्रांक शुल्क रक्कम

1000

परवाना मुद्रांक विक्रेत्याची सही व परवाना क्रमांक  
मुद्रांक विक्रीचे ठिकाण व पत्ता

श्री. सुनिल विठ्ठल परदेशी  
श्री समर्थ कृपा प्रोपर्टीज अँड टारगिंग कन्सल्टिंग  
पनवेल, अनुक्रमांक - पनवेल २१०५-१३

या कारणासाठी ज्यांना मुद्रांक खरेदी केल्या त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यासुद्धा ६ महिन्यात याचप्रमाणे बंधनकारक आहे  
**Form "B"**

[See Rule 3(6)]

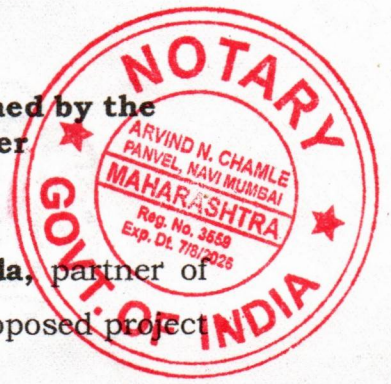
**Declaration, Supported by An Affidavit, which shall be Signed by the Promoter or any Person Authorised by The Promoter**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. **Manish Jawaharlal Gilda**, partner of **M/s Priyal Properties** duly authorised by the promoter of the proposed project **"Orchid Castle"**, vide his authorisation dated **22-06-2023**;

I, **Manish Jawaharlal Gilda**, promoter of the proposed project/duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 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.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter by 31/05/2027.
4. 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.

For M/s Priyal Properties

**PRIYAL PROPERTIES**

**PARTNER**

**Manish Jawaharlal Gilda**

**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 \_\_\_\_\_.

**BEFORE ME**

*Arvind N. Chamle*

**ARVIND N. CHAMLE**  
B.A., LL.B.

**ADVOCATE & NOTARY**  
**GOVT. OF INDIA**

Office No. 7 & 11, Sneh Sadan,

For M/s Priyal Properties

**PRIYAL PROPERTIES**

**PARTNER**

**Manish Jawaharlal Gilda**

**Deponent**

Noted & Registered

At Sr. No. 465/2023

Dated 22/06/2023