

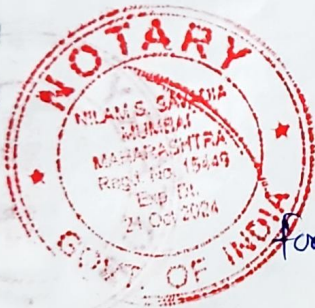


महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००६
29 FEB 2024
सक्षम अधिकारी

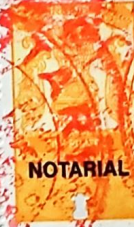
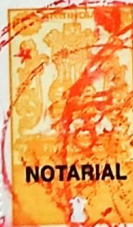


28 MAY 2024

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form B Dabwali EXECUTED BY
M/s Essence Developer UB
Harendra Nitin Savla,

श्रीम. एल. एस. सांगळे



SCIENCE DEVELOPERS LLP
Vishrantli 353 TPS III, Near Vikrant Circle,
R. B. Mehta Marg, Ghatkopar (East),
Mumbai - 400 077.

જાહેરપત્ર-૧ Annexure

मुद्रांक विपत्त घेणाऱ्याचे जाय

मृदांक विकृत घेणाऱ्याचे रहिवासी पत्ता

गुद्रांक विक्रियाबतपी नोंद यही अनु. क्रमांक

1

परचाना क्रमांक : ८००००००६

परवाना क्रमांक : ८००००
गवर्नाल दिवसीचे टिकण/पत्ता

गुद्रांक दिवसीय टिकण/पत्ता
२/२५/२३, मेडिया रिजिस्ट्रार ऑफ़, २

२/२७२, जेडी विमान संद, ८

शासकीय कार्यालय, जमशेदपुर/ज्याय

कमगदारी आवश्यकता नहीं. (श)

कगदनी ओचरवळी नदी. (१)

જ્યાં કારણસાથી જ્યાંની મુશ્કેલી

गुद्रांक सारेती केल्यापामून द.मी.

11 MAR 2024

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DEBATE - EXECUTED BY



FORM 'B'

[See rule 3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Essence Developers LLP promoter of the proposed project name RATAN LAXMI VILLA Plot Area Sq.mt 749.70 located at CTS NO. 799, 799/1 to 17, 800, 800/1 to 6, at Netaji Subhash Chandra Road, Mulund (west), Mumbai-400080. / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, Mr. Hardik Nitin Sawla promoter of the proposed project name RATAN LAXMI VILLA Plot Area Sq.mt 749.70 located at CTS NO. 799, 799/1 to 17, 800, 800/1 to 6, at Netaji Subhash Chandra Road, Mulund (west), Mumbai-400080. / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration **31/12/2026**

4. (a) For new projects :

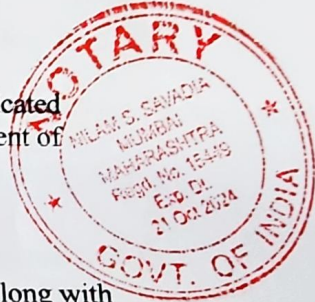
That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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

(i) That seventy per cent of the amounts 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.

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

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

8. That I / 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.

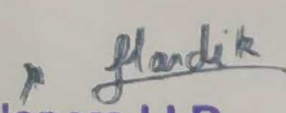
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / the promoter shall not discriminate against any allottee at the time of allotment.

Verification

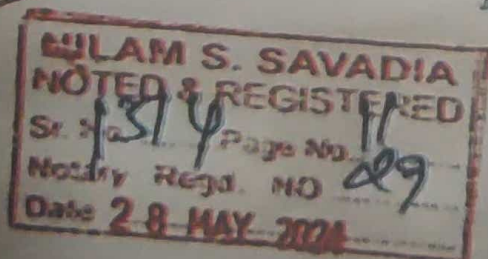
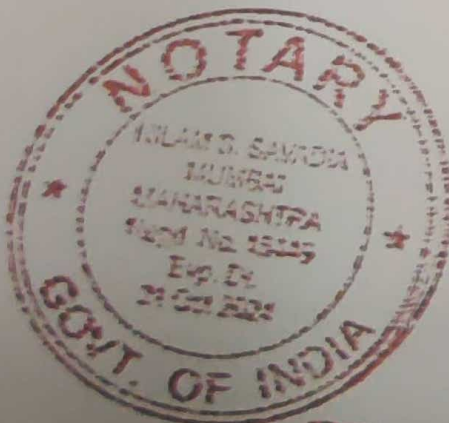
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

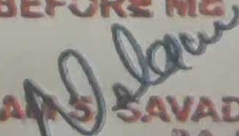
Verified by me at Mumbai on this 28 MAY 2024 day of May 2024


For Essence Developers LLP

Designated Partner

Deponent



BEFORE ME

NILAM S. SAVADIA
BA, LL.B
REGN. NO 15449
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
1 Flr, New Bldg, 60 Feet Road,
Chhatrapati (E.L. Mumbai - 400 977