



महाराष्ट्र MAHARASHTRA

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PR 129441



थाने कोषामार कार्यालय, उत्तहासबगर
मुद्रांक पुरवठा दिवांक

09 MAR 2017

थाने कोषामार अधिकारी, उत्तहासबगर



FORM 'B'

[See Rule 3(6)]

Affidavit cum Declaration

I, **Mr. Amit Chanderlal Moryani**, Age 35 years. Occupation **Business**, duly authorized partner of **M/s Saraswati Corp**, a partnership firm incorporated under the Indian Partnership Act 1932 (hereinafter referred to as "**Promoter**") do hereby solemnly declare, undertake and state as under:



जोडपत्र १ Annexure-I

11/6 MAR 2017

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद ४)

Only for Affidavit (Article-4)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे

For Submitting to

प्रतिज्ञापत्रासाठीचे कारण

Reason for Affidavit

AFFIDAVIT

मुद्राक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता

Stamp Purchaser's Name/ Saraswati

Place of Residence

मुद्राक विक्री बाबतची नोंदवही अनु. क्र./ दि.

(Serial No 26519 Date

मुद्राक विकत घेणाऱ्याची सही

Stamp Purchaser's Sign

परवानाधारक मुद्राक विक्रेत्याची सही

VINAY K. ATMARAMANI

Stamp Vendor, Lic No. 1412002

Opp Tahsildar Office Ulhasnagar 421 005

ज्या कारणासाठी ज्यांनी मुद्राक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्राक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

Corp (Am6)

Mr, Vijay U. Salve

11/6 MAR 2017





1. That the Promoter (i.e. M/s Saraswati Corp) is entitled to develop and construct building/s on a parcel of land admeasuring 13400 square meters at S.No. 124/5A, Near Meera Vatika, Behind Shiv Mandir, Ambarnath (East) - 421501 (hereinafter referred to as "**Land**").
2. That the promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the Title Certificate dated 10/10/2016 issued by Advocate is enclosed/uploaded with Form "A"- Application for Registration of the said Project with Real Estate Regulatory Authority ("**RERA**")
3. That the Promoter is constructing a Project namely "**Meera Avalon (Type-A)**" on the said Land which will consist of 1 building (hereinafter referred to as the said "**Building**") with a proposed total construction built up area of 8258.87 square meters (hereinafter referred to as the "**Project**"), which shall be built on 4699 square meters of the above mentioned **Land**.
4. That the project land is free from all encumbrances & No Encumbrance certificate for the same is enclosed/uploaded with Form "A".
5. That by 31/10/2020 date, the said project shall be completed by the Promoter.
6. That the 70% (seventy percent) of the amounts to be realized hereinafter by the Promoter for the said Project by 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 in accordance with the provisions of the Real Estate (Regulation And Development) Act, 2016 and rules thereunder.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation And Development) Rules, 2017 ("**Rules**").
8. That the Promoter shall get the accounts audited within 6 (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 this Project have been utilized for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter shall inform the authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of the Act and under Rule 3 of the Rules, within 7 days of the said changes occurring.
11. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.
13. That I am executing this Affidavit cum Declaration in support of Form-A being the Application to be made for the registration of the said Project i.e. "Meera Avalon (Type-A)" with RERA.

For Saraswati Corp.


Partner
Deponent

VERIFICATION

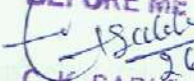
I, **Mr. Amit Chanderlal Moryani**, Age 35 years. Occupation **Business**, duly authorized partner of **M/s Saraswati Corp**" (i.e. Promoter of the aforesaid Project) hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed from me therefrom.

Verified by me at Ambarnath on 26th day of July 2017.

For Saraswati Corp.


Partner

BEFORE ME


26/7/17

C.K. SABLE

NOTARY

Government of India

26 JUL 2017

