



महाराष्ट्र MAHARASHTRA

2017

SA 402639



जिल्हा कायदा कार्यालय,

ठाणे

18 JUL 2017

मुद्रांक प्रमुख लिपीक / लिपीक



FORM "B"

Affidavit Cum Declaration.

I Mr. Shyam Sunder Agarwal, age 52, Occupation-Business, designated partners of M/s. SHREE SATIMA ENTERPRISES, having registered office at- 3/18, Ram Mandir Road, Bhayander ( West) Dist. Thane-401 101. Promoter of proposed project " RADHESHYAM REGENCY" C T 5 No. 217 to 225 & 232,233 Village Bhayander, Tal. Thane , Dist.Thane, do hereby solemnly declare, undertake and state:-

- 1) That the promoter has a legal title report to the land on which the development of the project is proposed is to carried out.


दस्तावेज प्रकार / अनुच्छेद क्रमांक Nature of Document / Article No.	
दस्त नोंदणी करणार आहेत का? Whether is to be Registered	
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव If Registrable Name of S.R.O.	
मिळवणीचे वर्णन Property Description - Brief	
नोंदवली रक्कम Consideration Amount	
मुद्रांक निवडत घेणाऱ्याचे नाव Stamp Purchaser's Name	श्रीम. सुंदर शर्मा - अहमदाबाद
दुय्यम पक्षावरचे नाव Name of the Other Party	
दुय्यम पक्षावरचा त्याचा नाव व पत्ता Other Person's Name & Address	अचिंग २१३०५ भाईपूर (प.)
मुद्रांक शुल्क रक्कम Stamp Duty Amount	100/-
मुद्रांक मिळी नोंद घेई अनुक्रमांक/दस्तावेज Stamp No. Date	14294 014294
मुद्रांक विकत घेणाऱ्याची सही Stamp Purchaser's Sign Date	14294 014294
मुद्रांक विकत घेई घेतला असल्यास क्रमांक-१२३४५६, या क्रमांक पुढे सी. २००५/१२३४५६ याची नोंद घेई घेतली आहे (या नोंद घेई घेतली आहे)	
२००५/१२३४५६ याची नोंद घेई घेतली आहे (या नोंद घेई घेतली आहे)	

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- 2) That the project land is free from all encumbrances.
  - 3) That the project shall be completed within the stipulated time from the date of registration.
  - 4) That seventy percent of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in 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  - 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 practicing chartered accountant, and it shall be verified during audit that the amounts collected for a particular project have been utilized 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.

M/S. SHREE SATIMA ENTERPRISES  
For SHRI SATIMA ENTERPRISES  
*[Signature]*  
Mr. Shyam Sunder Agarwal  
Partner  
Deponents

ATTESTED BY ME

*[Signature]*  
26-7-17  
S. K. TRIVEDI  
NOTARY GOVT. OF INDIA

26 JUL 2017



**VERIFICATION**

*The contents of our above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.*

*Verified by us at Bhayander on this 26<sup>th</sup> day of July 2017.*

**ATTESTED BY ME**  
*[Signature]*  
**S. K. TRIVEDI**  
**NOTARY GOVT. OF INDIA**

**26 JUL 2017**