

महाराष्ट्र MAHARASHTRA

2017

SE 714628



प्रधान मुद्रांक कार्यालय, मुंबई प.म.वि.क. ८००००९ - 4 JUL 2017

सक्षम अधिकारी

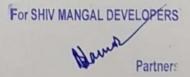
श्री. प्र. ना. विवध

FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Shiv Mangal Developers, the promoter of the proposed project through its partner Mr.Babulal M Samar, do hereby solemnly declare, undertake and state as under:

1. That M/s. Shiv Mangal Developers, the Promoter alongwith M/s. Alamdar Infrastructure Private Limited, the Co-promoter have a legal title to the land on which the development of the proposed project is to be carried out



जाडएत्र- १/ ANNEXURE - 1

भागत प्रविज्ञापभसाठी / Only for Affidayit मुद्रांक तिक्री बाबतची नींद बही अनु, क्र./दि. (Scrial No. / Date)

भुज्ञानः विकत धेणाऱ्याचे नांव ब रहिवाशी बता Stump Purchuser Name/place of Residence & Signature

भ्रानाधारक मुद्रांक विक्रेत्याची <u>सही</u> उपाप P. DOOA

6, Kendaji Bldg. No. 3, Nr. Teta

Hospital, Parel, Mumbai - 400 012. (भाराजीय कार्यालयासमार / नायालयासमोर जीतज्ञान सागर करण्यासात्री मुद्रांक कागदानी आवश्यकता नाही, शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यांन खरणासाठी मुद्रांक खरेदी

केल्यापासून ६ महिन्यात वाषरमे बधनकारक आहे.



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ADMITTED TO TO

407 =7 JUL 2017 ANNEXURE-II मुदांक विकी में प्रमा अर कमांक /दिनांक अरू (Serial No. /Date) इस्ताचा प्रकार /अनुस्केद क्रमांक DECLARATION (Nature of Document इस्त नेंटणी काणार आहेत का? Yes/No (Whether it is to be Registered) SHIV MANGAL DEVELOPERS मिळकरी हे छोड्डयात वर्णन-(Property Description in brief) 2nd Fleer, Fler Niwas Bunglow, नुटांक बिकत प्रेणा-याचे नान व ताः नुहांक विकत पेणा-पार्च नात व तारी (steam Purchaser's Hamo s signatures Mumbai 400 022 इस्ते असल्याम त्यांचे त्राव व पत्न व सही If through other person then Name, Add & Signiture.) इत-म भगका ने गत (Make of the tohat party) नुद्रांक शुरुक (जान (Stamp Ducy प्राप्त) प्राप्त । प्राप्त । LSV No. 800 DOCA 6, Kondaji Bico. No.3, Nr. Tata Hospital, Parel, Mumbai-400012, ज्या कारपासकी ज्यांनी नुदांक लोटी के !! यांनी त्याब कारणगठी नुद्रांक जोदी केल्यापासुन ६ महिन्यात वापरणे बंधनट रहः

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 land is free from all encumbrances.
- 3. The building is being constructed by the co-promoter So the time period within which the project shall be completed by the co-promoter is 13th November, 2019...
- 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, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, 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.
- 8. That promoter along with co-promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That promoter along with co-promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter along with co-promoter 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

For SHIV MANGAL DEVELOPERS

Partners

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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 ____.

For SHIV MANGAL DEVELOPERS

Partners

Deponent

S. M. N. Naqvi

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