



महाराष्ट्र MAHARASHTRA

2017

SE 714628



श्री. प्र. ना. विचयणे

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

For SHIV MANGAL DEVELOPERS

Babulal M Samar

Partners

जडपत्र-१/ANNEXURE - I

केवल प्रतिज्ञापत्रसाठी / Only For Affidavit
मुद्रांक विक्री बाबतची नोंद बरो अनु. क्र./दि.
(Serial No. / Date)
मुद्रांक विकत घेणाऱ्याचे नांव व रहिवाशी पत्ता
Stamp Purchaser Name/place of Residence & Signature

वरिष्ठाधारक मुद्रांक विक्रेत्याची सही
JYOTI P. DOOA
LSV No. 8000009
6, Kondaji Bldg. No. 3, Nr. Tata
Hospital, Parel, Mumbai - 400 012.
(आवासीय उद्देशासाठी / न्यायालयासमोर नोंदवून घ्याव्यासाठी मुद्रांक लागू नाही)
आवश्यकता नाही. शासन आदेश दि. ०१/०७/२००४ नुसार)
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून ६ महिन्यात वापर होणे बंधनकारक आहे.



नॉडपत्र-२/ ANNEXURE-II

मुद्रांक विक्री नोंद क्र. ४०७ / दिनांक (Serial No. / Date)	407 27 JUL 2017
दस्तावे प्रकार / अनुच्छेद क्रमांक (Nature of Document)	DECLARATION
दस्त नोंदणी करणार आहेत का? (Whether it is to be Registered)	Yes/No
पिकवरील संपत्तीचे वर्णन (Property Description in brief)	SHIV MANGA DEVELOPERS 2nd Floor, Near Niwas Bunglow, Plot 226-227, Opp. G.T.B. Station, Mumbai - 400 022
मुद्रांक विकत घेणाऱ्याचे नांव व सही (Stamp Purchaser's Name & Signature)	
हस्त अस्तव्यास त्याच नांव व पत्ता व सही (If through other person then Name, Add & Signature)	
दुसऱ्या कोणत्याही पक्षाचा (Name of other party)	Praha Mera
मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	
पाहनाधारक (Stamp Purchaser)	JYOTI P. DOOA LSV No. 8000009 6, Kondaji Bldg. No. 3, Nr. Tata Hospital, Parel, Mumbai - 400012. ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापर होणे बंधनकारक आहे.

(Signature)

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

[Signature]

Partners

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

[Signature]

Partners

Deponent



BEFORE ME

[Signature]
13-7-17

S. M. N. Naqvi
NOTARY
Government of India,
Mumbai & Thane Dist.

SR. No. 484 P. No. 46
NOTARY Register 234 Date 13/7/17