



महाराष्ट्र MAHARASHTRA

2018

TC 885944

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९५
17 APR 2018
सक्षम अधिकारी

FORM 'B'

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 Mr. Nemichand Kewalchand Shah, Mr. Narendra bhabhutmal shah & Mr. Mahendra Chotmal Mehta promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization
Dated 10th March 2017.

I, Mr. Nemichand Kewalchand Shah, Mr. Narendra bhabhutmal shah & Mr. Mahendra Chotmal Mehta promoter of the proposed project / 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.



संस्कृत विभाग, श्रीगुरुदासजी साहयदास विद्यालय, पुणे-४११००४
पुस्तक प्रतिलिपि प्रकाशित की जायेगी।
मुद्रक विभागी चौकरी जयपुर, राजस्थान-३०२००२

(Serial No./Date)
मुद्रांक विभाग
Stamp Put
Residence
परमाणुमापक यंत्र (सं. १६, २०१८, २०१८)

[illegible]

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25 APR 2018



M/s. KHUSHI DEVELOPERS
Add.: Shop No. 7, Shree Nivas House,
Rani Sati Marg, Malad (East),
Mumbai - 400 097.

2. That the project land is free from all encumbrances.

OR

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

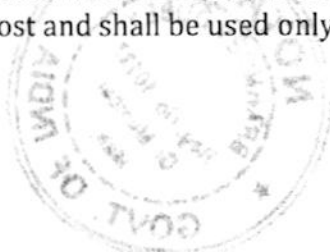
3. That the time period within which the project shall be completed by me/promoter from the date of registration project

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.





महाराष्ट्र MAHARASHTRA

● 2018 ●

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सक्षम अधिकारी

OR

श्रीमती. एस. वि. मसुरकर

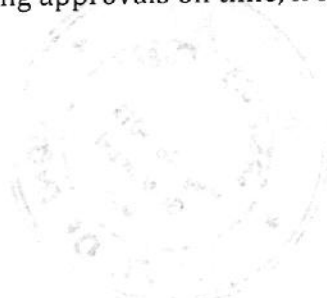
(i) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that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

BRANDNEY DUTY
ADHOCES 3 013048A
Govt. of India
Reg. No. 10137
Gr. Mumbai Mah.



25 APR 2018

जोड़पत्र-1/Annexure-1

राष्ट्रीय विमान प्रवर्धन निगम लि. (प्रा. वि. नि. लि.) का प्राधिकृत जस्टिस

फायर प्रमाणपत्र/Only for Affidavit

गुप्तता विधी नोडली अनु. प्रमाणपत्र

(Serial No/Date)

25 APR 2018

Shri. Nemichand Kewalchand Shah

Residence: 4, 20th Floor

प्राधान्यकर्ता गुप्तता विधी नोडली

प्राधान्यकर्ता गुप्तता विधी नोडली

गुप्तता विधी नोडली प्रमाणपत्र, राष्ट्रीय विमान प्रवर्धन निगम लि. (प्रा. वि. नि. लि.) द्वारा जारी किया गया है।
 (1) प्रा. वि. नि. लि. का प्राधिकृत जस्टिस, गुप्तता विधी नोडली (प्रा. वि. नि. लि.) द्वारा जारी किया गया है।
 (2) प्रा. वि. नि. लि. का प्राधिकृत जस्टिस, गुप्तता विधी नोडली (प्रा. वि. नि. लि.) द्वारा जारी किया गया है।
 (3) प्रा. वि. नि. लि. का प्राधिकृत जस्टिस, गुप्तता विधी नोडली (प्रा. वि. नि. लि.) द्वारा जारी किया गया है।
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M/s. KHUSHI DEVELOPERS
 Add.: Shop No. 7, Shree Nivas House,
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 Mumbai - 400 097.

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 of any apartment, plot or building, as the case may be.

Deponent

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 _____.

Deponent

1. Mr.Nemichand Kewalchand Shah :

2. Mr. Narendra bhabhutmal shah :

3. Mr. Mahendra Chotmal Mehta :



25/4/18
BRAHMEDEV DUBEY
 Advocate & Notary
 Govt. of India
 Reg. No. 10137
 Greater Mumbai-(MH.)