

भारतीय गैर न्यायिक भारत INDIA

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महाराष्ट्र MAHARASHTRA

2016

जोडपत्र - २

AA-653813



मिल्हा कोषागार कार्यालय,
छत्रपती
- 9 AUG 2017
मुद्रांक प्रमुख लिपीक / लिपीक



मुद्रांक विक्री नोंदवही
क्रमांक 74603 दिनांक 11 AUG 2017
मसुदा प्रकार - AIF
इसत नोंदणी करणार जाठे का ? शेख/महोदय
मिळकतीचे शोधव्याप्त वर्णन - FRIENDS GROUP
मुद्रांक विक्री येनाच्ये नांव -
हस्त अस्तव्यास खांचे नांव, पत्ता व सही - Salman PARTNER
मुद्रांक पत्रकाराचे नांव -
मुद्रांक मुक्त रक्कम - 100/500
मुद्रांक विक्रीचा सही - (नितिन य. मांजरेकर)
मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झोरोवेल/टायपिंग सेंटर
दुकान नं. ३४, भवानी मार्गेट, कल्लोवट ३ ओपीड पंचायत, छत्रपती (प.)-६५५.
परवाना मुद्रांक क्रमांक - १२०१०१०

ज्या कारणासाठी वरिली का निवेदन देणारी व्यक्ती कारणासाठी मुद्रांक खरेदी देण्यात येत आहे.

FORM 'B' [See rule 3(6)] Affidavit cum Declaration

Affidavit cum Declaration of M/s. FRIENDS GROUP, promoter of the on-going project, by the hand of its authorized signatory Mr. Kamal Ahmed Khan, duly authorizes, vide authorization dated 11th August, 2017.

We, M/s Friends Group, a partnership firm, having its office at Shop No 24, Kaka Manzil, Kaka Nagar, Opp. Bostan Hotel, Kausa, Mumbra, Dist Thane, Maharashtra – 400612 (hereinafter referred to as the “**promoter**”), are developing the project namely “FRIENDS PARADISE” at Survey No 151 Hissa No. D/22 and Survey No 151 Hissa No. D/23, Kausa, Thane – 400612, do hereby solemnly declare, undertake and state as under:

1. The promoter have legal title to develop the land admeasuring 752 sq. mtrs (approx) as more particularly described in the first schedule hereunder (hereinafter referred to as the “project property”) on which the development of the project is being carried out.
2. That the project land is free from all encumbrances.
3. That the entire project shall be completed on or before 31st December, 2018.
4. That seventy per cent of the amounts to be realized by the 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 That the amounts from the separate account shall be withdrawn in accordance Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate project, Registration of real estate agents, Rates of interest and Disclosure of Website) Rule, 2016(Rule).

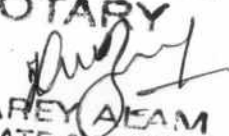
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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 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.



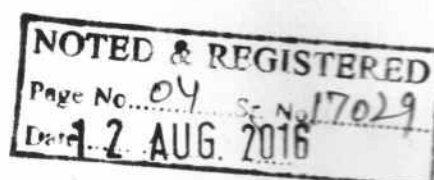
FRIENDS GROUP

PARTNER



BEFORE ME
NOTARY

ZAFAREY ALAM
ADVOCATE & NOTARY
C-1/B-Wing, Ashraf Apartment,
Mujahid Road, Near Chand Nagar,
Kausa, Mumbra, Dist. - Thane-400612.

12 AUG 2016



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

FRIENDS GROUP


PARTNER

