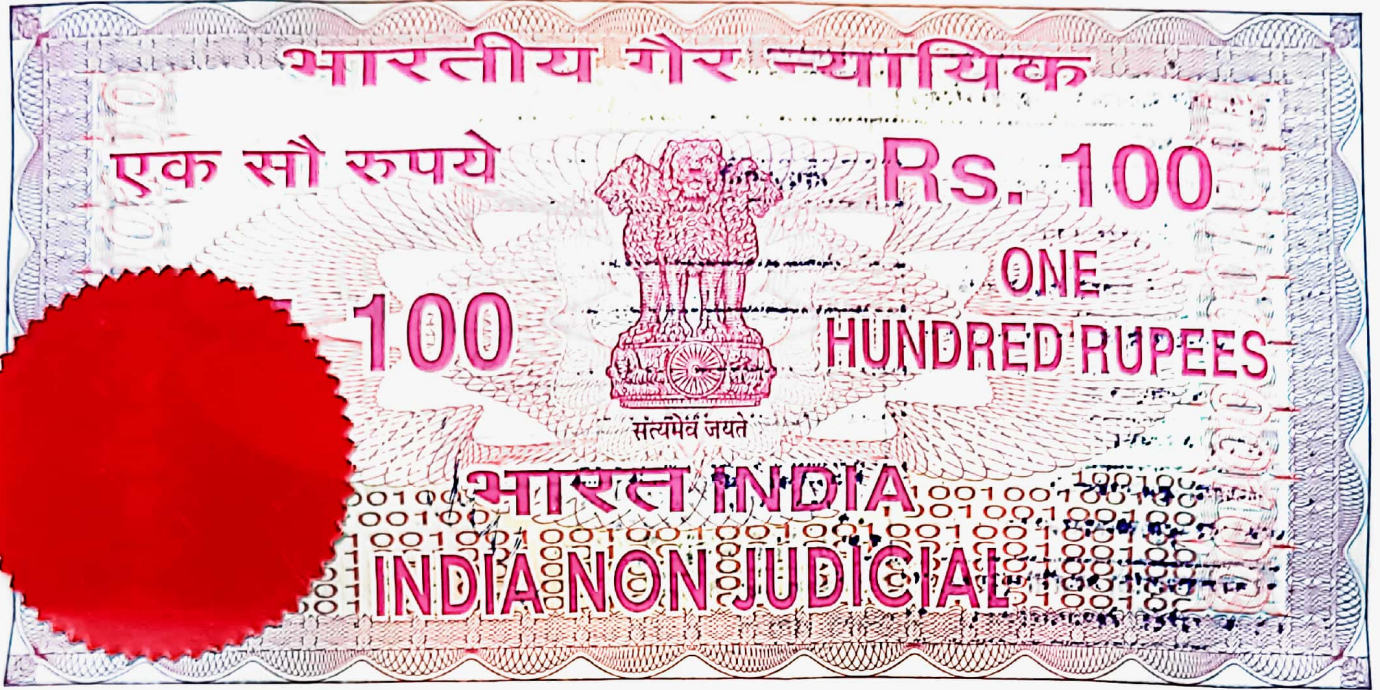




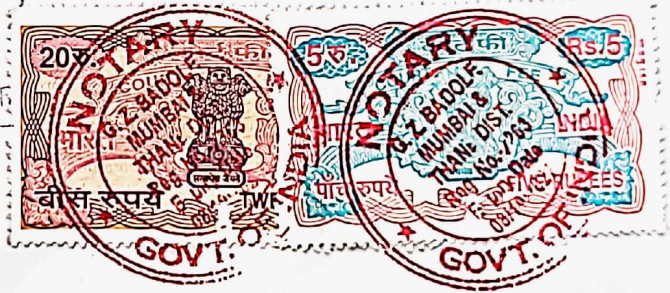
महाराष्ट्र MAHARASHTRA
जिल्हा कोषागार कार्यालय ठाणे

2024

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मुद्रांक प्रमाणित निधीक / निधीक



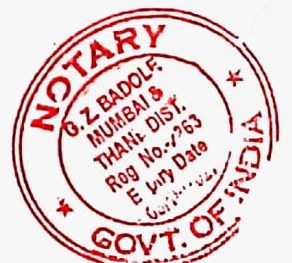
FORM 'B'
[See rule3(6)]

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 M/s. BENCHMARK EMPIRE, promoter of the proposed project
"BENCHMARK GREEN"

I, Shri. Rahul Ramesh Shelar, promoter of the proposed project do hereby solemnly
declare, undertake and state as under.



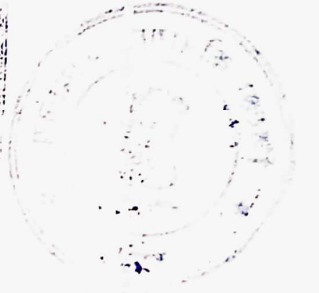
मासपत्र-२/Annexure-II

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१. मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक	१८५७९
२. दस्तावेज प्रकार	
३. दस्त नोंदणी करणार आहेत का ?	होय/नाही
४. मिळकतीचे सोडवयात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नांव व सही	Rahul R. Shelar
६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही	Keshav
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रेत्याची ठिकाण/पत्ता	निलेश सी. भोजने परवाना क्र. १२०१०२३ सी-२/४/०१९, सेक्टर-२, वाशी, नवी मुंबई-४०० ७०३
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	

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1. That I / promoter have a legal title Report to the land on which the development of the project is proposed.

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 project land is free from all encumbrances.

3. That the extended time period within which the project shall be completed by me/promoter from the of registration of project is by 31st December 2028.

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

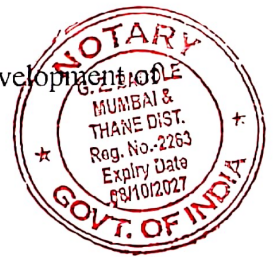
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only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

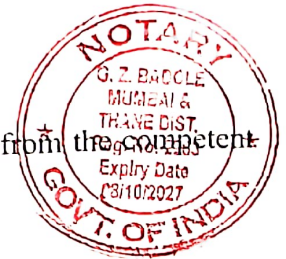
OR

(ii) 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.

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.

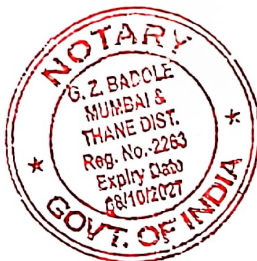
Deponent

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 Vangani on this 14th day of FEBRUARY 2025.

Deponent



BEFORE ME

G. Z. BADOLE
B.A.L.L.B.
NOTARY
Mumbai & Thane Dist.
Reg. No. 161/B Sr. No. 04
Date:- 14/02/2025