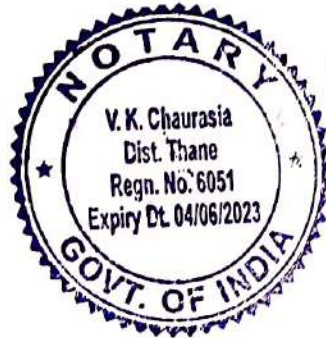




2021

ZR 267349



FORM 'B'
[See rule 3(4)]

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. Sanjay Sakham Surve & Mr. Prashant Narayan Keluskar, authorized representatives, duly authorized by Seven Eleven Construction Private Limited, the promoter of the proposed project, vide its authorization dated 15/03/2022.

We, Sanjay Sakham Surve & Mr. Prashant Narayan Keluskar, authorized representatives, duly authorized by the promoter of the project 'APNA GHAR PHASE II NX do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is ongoing.

[Handwritten signature]

मुद्रांक विहीन अथवा अमुद्रांक

दिनांक

वरतपा प्रकार

दस्तावेजाचे स्वरूप आहे का ? :- होय/नाही

12 JAN 2022

मिळविलेले शोधण्यात येईल

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

मुद्रांक विकत घेण्याचे नांव व पत्ता

दुसऱ्या पक्षाच्या नांव व पत्ता

वरते असाधारण रकमे जाच/पट्टा

AUTHORISED SIGNATORY

वरते राही

परव्यापारक मुद्रांक विकत्यादी राही (प्रसोद आर. दुबे)

मुद्रांक विकत्यादी पत्ता - आर्जेयार गुला, बांदी पार्क, श्रीराम रोड (पुणे), महाराष्ट्र

परवाना क्रमांक 7203080

मुद्रांक खरेदी केल्यावरून दस्तऐवजात वापरणे वैधकीकरण आहे.



12 JAN 2022

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31/03/2027
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
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, on any grounds.

(Sanjay Sakham Surve) (Prashant Narayan Keluskar)
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at _____ on this _____ day of _____.

(Sanjay Sakham Surve) (Prashant Narayan Keluskar)

Deponent



ATTESTED BY ME

V. K. CHAURASIA
ADVOCATE & NOTARY
GOVT. OF INDIA
THANE
Regn. No. 6051
Mob: 9322180408