



महाराष्ट्र MAHARASHTRA

2017

SE 921728



FORM 'B'

[See rule 3(6)]



Affidavit cum Declaration

I, **Mr. Vaibhav Vasa**, Director of **M/s Confident Real Estate Pvt. Ltd.** a Company incorporated under the provisions of Indian Companies Act, 1956, having its registered office address at Office No. 101-B, First Floor, Om Shiv Krupa CHS Ltd., Opp. Charai Shiv Sena Shakha, Charai, Thane - 400601, (hereinafter referred to as "**the Developer**") do hereby solemnly declare, undertake and state as under:

जोडपत्र - १
फक्त प्रतिज्ञापत्रासाठी

26 JUL 2017

26 JUL 2017



मुद्रांक विक्री नोंदवही

अनुक्रमांक 53017 दिनांक

मुद्रांक विकत घेणा-याचे नांव

पत्ता व सही

मुद्रांक विक्रेत्याची सही - (श्री. शंकर शिंदे)

परवाना क्रमांक - १२०१०३१.

मुद्रांक विक्रीचे ठिकाण/पत्ता : जिल्हा सत्र न्यायालय, ठाणे.

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र
सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही.
(शासन आदेश दि.०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच
कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे
बंधनकारक आहे.

Nirchi Dabhekar





1. That the Developer M/s Confident Real Estate Pvt. Ltd. is entitled to develop the plot of land bearing Survey No. 1000, new CTS No. 1456-B, Plot No. 236A admeasuring 803.50 sq.mtrs or thereabouts situated at Village Mulund (West), Taluka Kurla, Mumbai Suburban District (hereinafter referred to as **"the said property"**) on which the development of the project known as "Mulund Hemant Co. op. Housing Society Ltd." is being carried out.

AND

A legally valid authentication of title of such land alongwith an authenticated copy of the Agreement between such Society and Developer for development of the real estate project is enclosed/uploaded with Form "A" herewith.


2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Developer from the date of registration of project is 31st March 2020.
4. That 70% (seventy per cent) of the amounts to be realized hereinafter by the Developer 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That the Developer 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.





7. That the Developer shall take all the pending approvals on time, from the competent authorities.
8. That the Developer 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 Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be.

For CONFIDENT REAL ESTATE PVT. LTD.


Director / Authorised Signatory

Deponent



Verification

I, Mr. Vaibhav Vasa, Director of Confident Real Estate Pvt. Ltd. do hereby verify that 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 THANE on this 15th day of July, 2017.

NOTARISED


Rajani Pathak
B.Sc., LL.M.
NOTARY

1st Floor, Vision Business Centre,
Sriwandiwala Terrace, Adjacent the Court,
Thane. Ph.: 25340395, 9821138766

NOTED & REGISTERED

Sl. No. B 2559/12



For CONFIDENT REAL ESTATE PVT. LTD.


Director / Authorised Signatory

Deponent

15 JUL 2017