



महाराष्ट्र MAHARASHTRA



2017

AG 027452

FORM 'B'



Affidavit cum Declaration

दीमती उलका पाटील

This Affidavit cum Declaration is executed on 28th Day of July 2017 by Mr. Pramod Pandurang Pisal Proprietor of M/s Unity Land Consultancy and Promoter of the proposed Slum Rehabilitation project of Chembur Shri Sai Shraddha SRA CHS Ltd. situated at CTS no 116 (pt) Village Chembur, Taluka Kurla do hereby solemnly declare, undertake and state as under:

1. That I 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.

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नोटरीस - १
अपना प्रतिपादित करणारी

मुद्रांक विकत घेणाऱ्याचे नाव Ramod Pisal,
मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता Kurda (H24)
मुद्रांक विक्रीबाबतची नोंद घेही अनु. क्रमांक दिनांक

मुद्रांक विकत घेणाऱ्याची सही 223 परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८००००९०

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. कल्पेश प्रगल्भी माला

सीमला स्टेशनरी मार्ट, शॉप नं. ९, एसकेव्हेड रोड, नवखान,

एम. जी. रोड, सीटीसीविल कोर्ट जमला, धुळे, जिल्हा - २३.

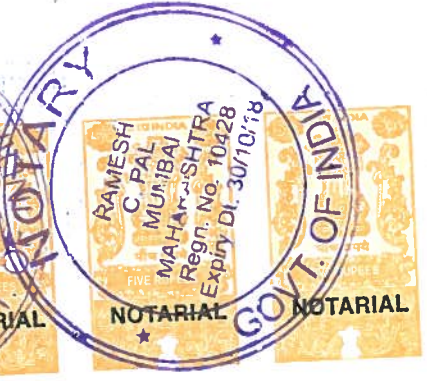
शासकीय कार्यालयासमोर, ज्यामालयासमोर, संपूर्ण कारणासाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासकीय कारणासाठी मुद्रांक घेणे)

ज्या कारणासाठी ज्यांना मुद्रांक घेणे किंवा त्यांनी त्याच कारणासाठी मुद्रांक घेणे

केल्यापासून दनहिन्यास कोपरणे बंधनकारक आहे.

27 JUL 2017



3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31st July 2018 ;

4. For ongoing project on the date of commencement of the Act

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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

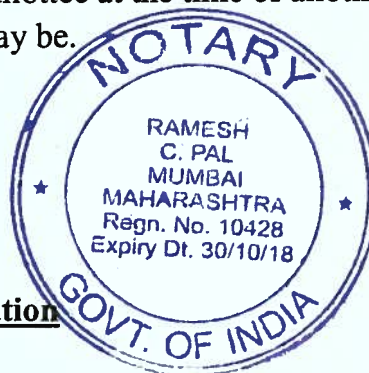
6. That I shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts 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 shall take all the pending approvals on time, from the competent authorities.

8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]
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 Mumbai on this 28th day of July 2017 .

[Signature]
K. G. SAWANT
ADVOCATE HIGH COURT
Alka Co-op. Hsg. Society, Flat No. B-6,
N. Purav Matg. Chundabai, Sion,
Mumbai - 400 022. Mob.: 9819071737

[Signature]
RAMESH C. PAL
B.A.L.L.B.
NOTARY GOVT. OF INDIA
REG. NO. 10428
28 JUL 2017

[Signature]
Deponent