



# महाश्त्रा MASTRA

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RV 852957



**FORM 'B'**  
[See rule 3(6)]

प्रधान मुद्रांक कार्यालय, मुंबई<sup>१</sup>  
प.म.वि.क्र. ८०००००७

30 JUN 2017

### सक्षम अधिकारी

श्री. प्र. जा. विंचटरे

**Affidavit cum Declaration**

I Mr. Gurudas S. Desai Partner of M/s. Ethics Infra Development Pvt. Ltd., promoter of the proposed project / duly authorized by the promoter of the proposed project Ashwini Residency (Borivali Ashwini Co-Operative Housing Society Ltd.) situated at plot bearing CTS No. 360 Village Borivali, Eksar Road, Near Laxminarayan Temple, Borivali (W), Mumbai 400092.

I, Mr. Gurudas S. Desai promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has 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.

जोडपत्र-२ /Annexure-1

जालील शिक्का प्रतिक्रियादातारी यात्रा व निवासी अवृत्तिकावर उमरावा

फक्त प्रतिक्रियादातारी/Only affidavit

मुद्रांक विद्वां दावावाली असु, द्रव्यालय/दिलोक

(Serial No./Date)

मुद्रांक विकल सावधानते दाव, द्रव्यालयाचा पता व सही

(Stamp/Purchaser's Name, Place of

Residence & Signature)

श्री. राजन गणपत शिंदे पश्चात्यारक मुद्रांक विक्रेता

परदाना ग्रामांक एल.एस.व्ही.-४०००५७

कालांवी नव्य चाळ, राज व्ही. ल. एस.व्ही. नांगांव, नांगांव

डॉअंड, मालाड (परिधान), मुंबई - ४०००४८.

शरकीय कार्यालयासाठी/व्यवालयातलो एतिकापाच सारं कराऱ्यासाठी मुद्रांक

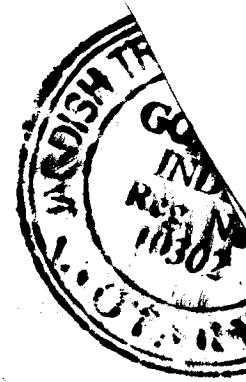
कागदाती अवृत्तिकावर आहे. (शासन आदेश नं. ०९/०८/२००४ द्वारा)

ज्या कारणासाठी यांची मुद्रांक खात्री केला त्याव आरणासाठी मुद्रांक घरेवी

व्यापासून ६ महिन्यात दावावाने कंपन्यारक आहे.

Tel.: 2880 7359 / Mob. 9820141066

ASHOK M. PANDYA  
ADVOCATE HIGH COURT  
C-6, Diamond Apt.,  
L.T. Road, Borivali (West),  
Mumbai - 400 092



2. That the project land is free from all encumbrances.
3. That the promoter undertake to complete the project on or before 31/12/2018.
4. 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 allottee's, 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 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.

11/11/02

IBAK  
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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.

For Ethics Infra Development Pvt. Ltd.

*11/11/14*  
Director  
Deponent

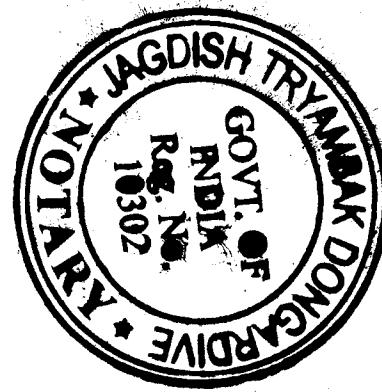
Verification

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 14 JUL 2014 day of \_\_\_\_\_.

For Ethics Infra Development Pvt. Ltd.

*11/11/14*  
Director  
Deponent



ATTESTED BY ME

*JAGDISH TRYAMBAK DONGARDIVE*  
Advocate & Notary, (Govt. Of India)  
Saraswati Chawla, Kranti Nagar,  
Zopadpatti, Akurli Road,  
Kandivali (E), Mumbai-400 101

*14 JUL 2014*