महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CW 806481

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००० ९ ९
1 0 DEC 2024
सक्षम अधिकारी

श्रीमती सुषमा चव्हाण

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

<u>**AFFIDAVIT CUM DECLARATION**</u>

Affidavit cum Declaration of Buildarch-GP, promoter of the proposed 'Saffron' project.

I, Buildarch-GP, promoter of the proposed 'Saffron' project 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

NOTED & REGISTERED
Sr. No. 2400 Page No. 74
Date 21/12/2024

017814

जोडपत्र-१ / **Annexure - I**

फक्त प्रतिज्ञापत्रासाठी / **Only for Affidavit**

१. मुद्रांक विक्री नोंदवही अ. क्रमांक / दिनांक

२. मुद्रांक विकत घेणाऱ्याचे नांव रहिवासाचा पत्ता व सही

३. मुद्रांक खरेदी करणाऱ्या पक्षाचे वकत्याचा यर *[signature: Bengel]*
व परवान क्रमांक तसेच मुद्रांक विक्रेते ठिकाण / पत्ता
परवान क्रमांक १०००००११

मुद्रांक विक्रीचे ठिकाण / पत्ता सौ. कांचन हर्षद बोगाळे
गाळा नं २ बिल्डींग नं. ४, कालेगार पंदानासामोर,
साईबाबा मंदिर जवळ, खेरनगर बांद्रा (पूर्व), मुंबई - ४०० ०५१.

शासकीय कार्यलयासमोर / न्यायालयासमोर गातज्ञापत्र सादर करणेसाठी
मुद्रांक गागाना आवश्यकता गाहे. शासन आदेश दि. ३१/०७/२००२)

सार या कारणामान न्याग मुद्रांक खरदा केला त्याचे त्याचे कारणाम्य ठी

मुद्रांक खरदा केल्या **18 DEC 2024** द महिन्यात त्रापरण बधनकारक आहे.

DECLARATION

[round stamp:] BUIDARCH-G.P. MUMBAI 400 028. S.H. PARALKAR MARG

[round notary stamp:] NOTARY ARUN G. DESHMUKH MUMBAI MAHARASHTRA Regd. No. 11252 Exp. Dt. 08/05/2025 GOVT. OF INDIA

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 time period within which the project shall be completed by me from the date of registration of project: 31/12/2028

4. (a)   For new projects:

That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project form 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 utilized 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.

BEFORE ME

ARUN G. DESHMUKH
REGD. No. 11252   B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Office: Shop No. 1, Vinayak Darshan, Apartment,
Ganesh Peth Lane, Dadar (W), Mumbai-400 028

NOTED & REGISTERED
Sr. No. 2400 Page No. 74
Date 21/12/2024

For Buildarch-GP

Monish L. Thakoor
(Coventurer)
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 21st day of December, 2024.

For Buildarch-GP

Monish L. Thakoor

(Coventurer)

Deponent

Before me,

BEFORE ME

ARUN G. DESHMUKH
REGD. No. 11252   B.Com., LL.B.,
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Office: Shop No. 1, Vinayak Darshan, Apartment,
Ganesh Peth Lane, Dadar (W), Mumbai-400 028

NOTARY
ARUN G.
DESHMUKH
MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. Dt.
08/05/2025
GOVT. OF INDIA