

महाराष्ट्र MAHARASHTRA

2021

BK 282587



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु. नि.क्र. / १०००००८
18 JAN 2022
सक्षम अधिकारी

FORM 'B'

[See rule3(6)]

श्री सी. टी. आंबेकर

**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 Mrs. ZAVER DALPATRAJ JAIN, a director in M/s Shwesh Developers Pvt Ltd, a company registered with the Registrar of Companies, Mumbai and having its registered address at 3/1st Floor, Parvati Niwas, 556-B, Adenwala Road, Matunga (CR), Mumbai - 400019, the Developer of the proposed project duly authorised vide the authorization dated 03.01.2022.

I Mrs. Zaver Dalpatraj Jain, authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

AND

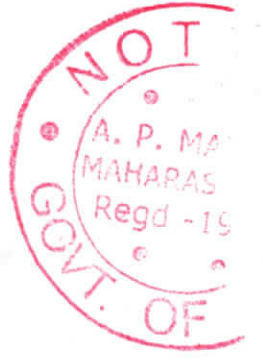
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

x [Signature]

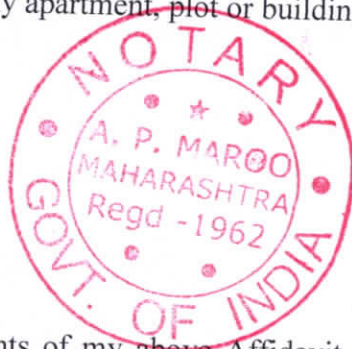
533
अनुसूची-२/ANNEXURE - II

25 JAN 2022

वि.सं. नं. / अनुसूची नं. / दिनांक
S. No. / Date
प्रस्तावित पत्र / अनुसूची नं. / दिनांक
(Nature of Document) — Affidavit
क्या यह पत्र दर्ज होना चाहिए?
Whether it is to be Registered? SHWESH DEVELOPERS PVT. LTD.
संपत्ति का संक्षिप्त वर्णन
(Property Description in brief) 3/1st Floor, Parvati Niwas,
मुद्रांकित पत्र / अनुसूची नं. / दिनांक
(Stamp Purchaser's Name & Signatures) 556/B, Adenwala Road, Matunga,
Mumbai - 400 019.
हस्त अक्षरों द्वारा लिखित या नहीं
If through other person then Name, Add. & Signature
दूसरे पक्षकार के नाम
(Name of the other Party) RERA
मुद्रांक शुल्क राशि
(Stamp Duty Amount)
परवानाधारक मुद्रांक विक्रेता का नाम
JYOTI P. DOOA
LSV No. 8000009
6, Kondaji Bldg. No. 3, Nr. Tata
Hospital, Parel, Mumbai - 400 012.
ज्या कारणासाठी ज्याने मुद्रांक खरेदी केला त्याचा नाव नोंद घ्यावे
मुद्रांक खरेदी करणाऱ्याच्या नावाची नोंद घ्यावी



2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of the project is 31st December 2024.
4. For new project: That seventy per cent of the amounts realised by us/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 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.
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 have / 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 M/s Shwesh Developers Pvt Ltd

X

Zaver Dalpatraj Jain

Mr Zaver Dalpatraj Jain (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 Mumbai on this 25th day of Jan, 2022.

[Signature]
25/1/22

For M/s Shwesh Developers Pvt Ltd

X

Zaver Dalpatraj Jain

Mr Zaver Dalpatraj Jain (Director)
Deponent

BEFORE ME

[Signature]
A. P. MAROO
NOTARY

MANOJKUMAR H. CHHIPA
ADVOCATE HIGH COURT, MUMBAI
Shop No. 15, Kondaji Chawl No. 3, Near Tata Hospital,
V. L. Pednekar Marg, Parel, Bhoiwada, Mumbai - 400 012.
REGD. NO. 3062/2001) MOB. No. 9821111111