

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वे.क्र. ८००००९९
२२ FEB 2022
सक्षम अधिकारी

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**

Affidavit cum Declaration

Affidavit cum Declaration of Mr./ Square Nine Habitats LLP promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, 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 I / promoter have / has a legal title Report to the land on which the development of the project is proposed OR have/has a legal title Report to the land on which the development of the proposed project is to be carried out.

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.

Q

जोडव-१ / Annexure - I

003568

3 MAR 2022

वक्त प्रतिहप्यासाठी / Only for Affidavit

DECLARATION

१. मुद्रांक विक्री बोंबवही अनु. क्रमांक / दिनांक

२. मुद्रांक विक्रीत बंधाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३. परवानगीसाठी मुद्रांक विक्रीत्याची सही

४. परवानगी क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

५. मुद्रांक क्रमांक

६. मुद्रांक विक्रीचे दिवस / पत्ता : सौ. कोंचन हर्षद बोंगळे

प्लॉट नं. २, विल्डींग नं. ४, खैरनगर, कोलगेट मैदानासागेर

७. रात्र मंदिराजवळ, बांद्रा (पूर्व), मुंबई - ४०० ०५१.

८. मुद्रांक विक्रीसाठी न्यायालयासमोर / न्यायालयासमोर नोंदवलेल्या नदरकरासाठी

९. मुद्रांक विक्रीसाठी न्यायालयासमोर नोंदवलेल्या नदरकराचा दि. ०१/०७/२००४ मधील

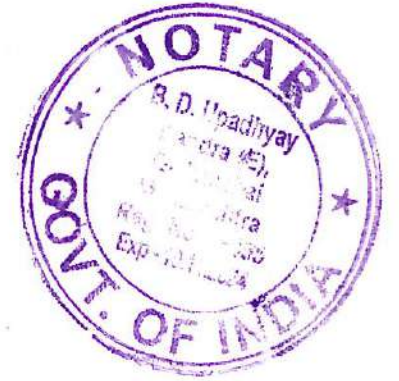
१०. मुद्रांक विक्रीसाठी न्यायालयासमोर नोंदवलेल्या नदरकराचा दि. ०१/०७/२००४ मधील

११. मुद्रांक विक्रीसाठी न्यायालयासमोर नोंदवलेल्या नदरकराचा दि. ०१/०७/२००४ मधील

१२. मुद्रांक विक्रीसाठी न्यायालयासमोर नोंदवलेल्या नदरकराचा दि. ०१/०७/२००४ मधील

M/S Square Nine Habitats.

Dadar/W.



2. That the project land is free from all encumbrances.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2024 ;

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) 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 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

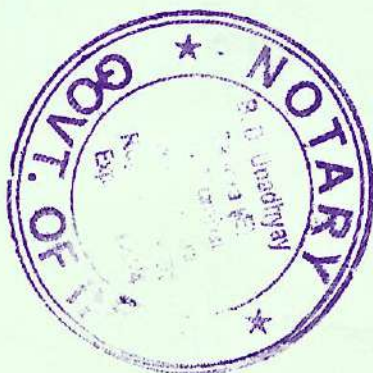
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit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

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

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.



Handwritten signature



BEFORE ME

Handwritten signature of B. D. Upadhyay
B. D. UPADHYAY
S.A. LL.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT. OF INDIA)

4 MAR 2024