



महाराष्ट्र MAHARASHTRA

6/2022

48AA 644813

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क. C000094

21 MAR 2023

सक्षम अधिकारी

श्रीमती लता सांगढे

NOTARY OF INDIA
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 Ms. Shagun Construction 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 Shagun Construction

DYKaria
Authorised Signatories

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.

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 27-06-2026 ;

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

For SHAGUN CONSTRUCTION

DVK DVKaria.
Authorised Signatories

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.

For SHAGUN CONSTRUCTION

D.V.Karia

Authorised Signatories



BEFORE ME

Dawood

07/7/23

S. SYED AMANULLA
B.Sc (Hons) LL.B

ADVOCATE & NOTARY GOVT. OF INDIA
REG. NO. 16443

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