



महाराष्ट्र MAHARASHTRA

2024

CU 852300



प्रधान मुद्रांक कार्यालय, मुंबई
प.सू.वि.क्र. ८००००२९
- 7 NOV 2024
सक्षम अधिकारी C

FORM 'B'

[See rule 3(4)]

श्रीम. एस. एस. चव्हाण

**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. MILIND BHIMRAO CHAVAN**, Director of **M/S TRIGUNI BUILDERS & DEVELOPERS PRIVATE LIMITED** ("**Promoter**"), a private limited company holding Permanent Account No. AADCT4958J and having its registered office at 1403, Safalya, Tarabaug, Moti Shah Lane, Mazgaon, Mumbai - 400010. Hereinafter referred to as the "**PROMOTER**" /duly authorized by the promoter of Real Estate Project known as **TRIGUNI HEIGHTS (Proposed Project)** being undertaken on the all those piece and parcel of lands or grounds admeasuring in the aggregate approximately 2286.60 Sq.mt. or thereabouts beating Final Plot No. 620/13 TPS III of Village Borivali,

000137



जोडपत्र-9 Annexure - i
 फक्त प्रतिज्ञापत्रासाठी Only for Affidavit
 मुद्रांक विकत घेणाऱ्याचे नाव **TRIGUNI BUILDERS & DEVELOPERS PVT. LTD.**
 मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता **1403, SAFALYA, TARABAUG, MOTI SHAH LANE, MAZGAON, MUMBAI-400 010.**
 मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक **MAZGAON, MUMBAI-400 010.**

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रीत्याची सही
 परवाना क्रमांक : **6000029** श्री गोविंद अशोक सहेजराव
 मुद्रांक विक्रीचे नाव/पत्ता: **बोरीवली अॅडव्होकेट्स बार असोसिएशन**
अॅडव्होकेट बार रुम बोरीवली कोर्ट लेन,
बोरीवली कोर्ट, बोरीवली (प) मुंबई - 400 092.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कारणासाठी आवश्यकता नाही. (शासन आदेश दि. 09/08/2008) नुसार
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केले त्यांनी त्यान कारणासाठी मुद्रांक खरेदी केलेल्या कारणाबाबत बहिःस्वीकार्य आहे.

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Saluka Borivali in Mumbai Suburban District, Mumbai – 400092. Mr.
Milind Bhimrao Chavan has been duly authorised by the promoter vide
board resolution dated 18th October 2024.

I, **MILIND BHIMRAO CHAVAN** DIRECTOR duly authorized by the
promoter of **TRIGUNI HEIGHTS** do hereby solemnly declare, undertake and
state as under that;

1. The Promoter has a legal title report to the land on which the
development of the project is presently being carried out.
2. Ramesh Co-Operative Housing Society is the lawful owner of the land
on which the development is being undertaken and holds an area
share in the proposed project. A duly authenticated copy of the
Development Agreement dated 18th September 2023, executed
between the Promoter, Triguni Builders & Developers Private Limited,
and the Landowner, Ramesh Co-Operative Housing Society, is
enclosed herewith.
3. The said land is free from all encumbrances
4. The time period within which the project shall be completed by
me/us is 38 Month i.e 31st December 2027.
5. That 70% (seventy per cent) of the amounts realised by me/us 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.
6. That the amounts from the separate account, to cover the cost of the
project, shall be withdrawn in proportion in accordance with Rule 5
in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after
it is certified by an engineer, an architect and a chartered accountant
in practice that the withdrawal is in proportion to the percentage of
completion of the project.
8. I/we shall get the accounts audited within six months after the end of
every financial year by a chartered accountant in practice, and shall
produce a statement of accounts duly certified and signed by such



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.

9. I/we shall take all the pending approvals on time, from the competent authorities.
10. That we shall inform the authority regarding all 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 7 days of the said change occurring.
11. That I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**For TRIGUNI BUILDERS AND DEVELOPERS
PVT LTD**


DIRECTOR



Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verified by me at Mumbai on 08th day of November .



**For TRIGUNI BUILDERS AND DEVELOPERS
PVT LTD**


DIRECTOR



BEFORE ME IN MUMBAI


Deponent K. R. PANDEY
Advocate High Court & Notary
Govt. of India Greater Mumbai Maharashtra
Add.: 1. M. H. Patei Chawl, Kajupada
Hanuman Tekadi, Borivili (East)
Mumbai 400 066

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