

महाराष्ट्र MAHARASHTRA

● 2022 ●

16AA 175418



#### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Naresh Chandulal Gandhi & Mr. Yashesh Vijay Gandhi, authorised partners of CMG Enterprises, promoter of the proposed project, vide his authorization dated 15<sup>th</sup> May 2021.

We, Mr. Naresh Chandulal Gandhi & Mr. Yashesh Vijay Gandhi, authorised partners of CMG Enterprises, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. CMG Enterprises (herein referred to as "Promoter") has a legal title Report to the land on which the development of the proposed project is to be carried out.  
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 the Promoter from the date of registration of project is on or before 1<sup>st</sup> September 2025.
4. That 70 per cent of the amounts to be realised hereinafter by the Promoter for the real estate project from the allottees, from time to time, shall be deposited

Naresh Gandhi

Yashesh Gandhi



जोडपत्र - १ Annexure - १

करत प्रतिज्ञातरी / Only For Affidavit

27 JUN 2022 याचे नाम :  
मुद्रांक विवरण-याचे राहवाली पत्र :  
मुद्रांक विवरण-याचे राहवाली पत्र :

CMG ENTERPRISES  
Asthaiwadi 16, 4th Floor,  
New Vile Parle (West),  
Mumbai - 400 026

मुद्रांक विवरण-याचे सही  
मुद्रांक विवरण-याचे विकाश/पत्रा :  
परवान क्र. : ८००००२७  
लम्ब. १, रोड बालक, याच असेसमेन अंडिल, मंदीपांडिल बैंगलॉट कोटी  
लाल बालुदार याची रोड, कुरुक्षेत्र (पर्याय), वैद्युत - ४०० ०३०.

मुद्रांक विवरण-याचे सही  
इंडियन बैंडक्सिट्स पर्ल लेट  
माल परवान को-ऑपरेटिक सोसायटी लि.

प्रशासनीय कायदानियांप्रते / यालवालांप्रते प्रतिज्ञापा द्वारा कायदानियांप्रते मुद्रांक  
ज्या कारणासाठी ज्यांनी मुद्रांक ट्रॉडी केला त्यांनी त्याच कारणासाठी मुद्रांक कायदे  
केल्यापासून ६ वर्षांनांन वैधनकारक आहे.



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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

7. 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.

8. That the Promoter shall take all the pending approvals on time, from the competent authorities.

9. 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.

10. That the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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.

**Deponent**

For M/s CMG Enterprises

*Deeanthi*

*Durgadhi*

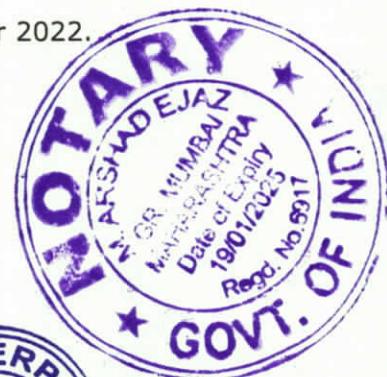


**Partners**

**Verification**

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

Verified by us at Mumbai on this 5<sup>th</sup> September 2022.



**Deponent**

For M/s CMG Enterprises

*Deeanthi Durgadhi*



**Partner**

*Opal*

**S. R. PATIL**  
Advocate High Court  
Advocate Compound  
1/1, Mahendra Compound  
Chandivali, S. V. Road  
Thane (Mumbai) 400 012.

**ATTESTED BY ME**

**M. ARSHAD EJAZ**  
NOTARY (GOVT. OF INDIA)

**6 SEP 2022**