



महाराष्ट्र MAHARASHTRA

2024

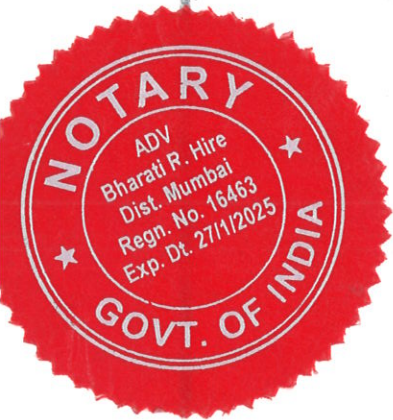
11AB 078155

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क. १००००९९

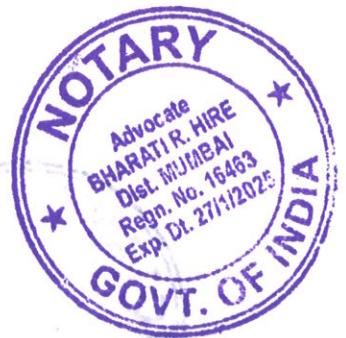
2 JUL 2024

सक्षम अधिकारी

श्रीम. एल. एस. सांगळे



"The Stamp paper is an essential component of the Affidavit cum Declaration."



20696

जडपत्र-१ / Annexure - I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
३. परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता  
परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगाळे

गोप नं. २, बिल्डींग नं. ४, कोलगेट मैदानासमोर,  
साईबाबा मंदिराजवळ, खेरनगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१.

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी

मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००४)

कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केली त्यांनी त्याच कारणास

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

DECLARATION

AMI MODISPACES LLP  
14th Floor, Ruparel Iris,  
Senapati Bapat Marg,  
Matunga West, Mumbai-400016.

15 JUL 2024





**FORM 'B'**

**Promoter: M/s. AMI MODISPACES LLP**

**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 M/s. AMI MODISPACES LLP promoter of the proposed project /duly authorised by the promoter of the proposed project, vide its/his/their authorisation dated:

I, M/s. AMI MODISPACES LLP promoter of the proposed project / duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have title report to the land on which the development of the project is proposed "Ruparel Zinnia"

AND

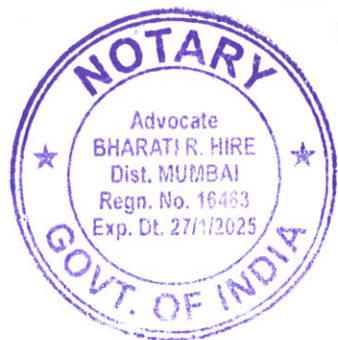
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

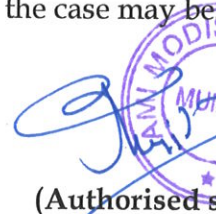
2. That the project land is free of all encumbrance.
3. That the time period within which the project shall be completed by me/promoter is 30<sup>th</sup> June, 2028.
4. (a) for new projects:  
That seventy percent of the amounts realised by promoter for the real estate project from the allottees, from 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 herein after 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.  
(ii) That entire of the amounts to 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, The Promoter 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 utilized 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 the 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.



  
(Authorised signatory)  
Deponent


#### Verification

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

Verified by me at Mumbai on 31<sup>st</sup> day of December, 2024.

**NOTED & REGISTERED**

Page No. / Sr. No. 82/627  
Date **31 DEC 2024**

SEEN ORIGINAL  
PAN / ADHAR / ELECTION  
CARD / DRIVING LICENSE /  
I CARD / PASSPORT / POA  
Bearing No. ABZFA7533Q  
Dated **31 DEC 2024**  
For Verification 

**BEFORE ME**

  
**BHARATI RAVIKUMAR HIRE**  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
Room No. 2, Shri Krupa Chawl,  
Opp. 1<sup>st</sup> Metro Gate Powai,  
Mumbai - 400 075.  
REGN. NO. 16463