

Notary  
Almuel



महाराष्ट्र MAHARASHTRA

2025

DT 728486



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. Murji Damji Minat** authorised Signatory of **M/s. TRINITY CREATIVE HOMES LLP** promoter of the proposed project / duly authorized by the promoter of the proposed project "**JAYDEEP ONE**" located at **C.T.S. No. 1320/B-1 of Village Mulund at Arunodaya Nagar, Mulund (E), Mumbai -400081**, vide its/his/their authorization dated **01.09.2025**.

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

L MDM  
*[Signature]*

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनुक्रमांक 501106 दिनांक

25 AUG 2025

दस्तावा प्रकार

Sale Agr

दस्त नोंदणी करणार आहेत का ?

नेळकलीचे थोडक्यात वर्णन

मुद्रांक विकत देणाऱ्याचे नांव

हस्ते असल्यास त्यांचे नांव, पत्ता

सही

दुसऱ्या पक्षाकाराचे नांव

मुद्रांक शुल्क रक्कम

प्रधानाधारक मुद्रांक विक्रेत्याची सही-

श्री. शंकर साहेबराव यादव)

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

रवाना क्रमांक - 9209039

Mulund



Damji Ravariga  
9978 9689 5261.



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी या  
कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात यापर  
बंधनकारक आहे.







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; **31/03/2029**
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.

K M M P



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.

M/s. Trinity Creative Homes LLP

  
Mr. Murji Damji Minat  
Deponent

### Verification

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

Verified by me at Mumbai on this date 08 SEP 2025

M/s. Trinity Creative Homes LLP

  
Mr. Murji Damji Minat  
Deponent



**08 SEP 2025**



2511

ATTESTED BY ME

NOTARY PUBLIC  
STATE OF NEW YORK  
COUNTY OF [illegible]  
[illegible]  
[illegible]

1880

