

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 22AA 354999

25 NOV 2022
उप कोषागार अधिकारी
पनवेल रायगड

NOTARY
KAVITA R AGRAWAL
NAVI MUMBAI
Reg No. 11286
GOVT. OF INDIA

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/S SHAILESH NARSINH PATEL** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 04th January 2023.

NOTARY
KAVITA R AGRAWAL
NAVI MUMBAI
Reg No. 11286
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जोडपत्र - १ / फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विक्री नोंदणी अनु क्र. _____ दिनांक 22 DEC 2022

मुद्रांक विक्रेत्याचे नाव व पत्ता Bonzer Infra Pvt. Ltd. (अतुल पटेल)

खरेदीदाराचे नाव Director 100/-

हस्ते अतुल पटेल. Director सही

मुद्रांक शुल्क रु. _____

एक ३१/३० [illegible]

ज्या कारणासाठी खरेदी [illegible] या स्वरूपी स्वरूप करण्यासाठी
मुद्रांक खरेदी केल्याच्या [illegible] दिनांकापासून ६ महिने आपणे बंधनकारक आहे.

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GOVT. OF INDIA

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I, **SHAILESH NARSINH PATEL** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The promoter has a legal title to the land on which the development of the project is proposed.

   OR

   Not Applicable has/have a legal title 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 said land is free from all encumbrances.

   OR

   Those details of encumbrances **NIL** including 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 is 31/12/2027.

4. That seventy per cent of the amounts realized 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. 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.

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7. That We, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

9. That we, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we, 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.

Deponent

Shailesh Patel

For: SHAILESH N PATEL

NOTARY KAVITA R. AGRAWAL NAVI MUMBAI Reg No. 11286 GOVT. OF INDIA

Add: A 1404, TWINS TOWER, PLOT NO 57, SECTOR 20, KHARGHAR NAVI MUMBAI 410210.

Verification

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

Verified by me at Kharghar on this 09 day of January 2023

Shailesh Patel

Deponent

BEFORE ME

KAVITA RAJENDRA AGRAWAL
ADVOCATE & NOTARY
B-1, Crystal Plaza, Hiranandani
Sec-7, Kharghar Navi Mumbai
Mobile-[illegible]

Noted And Registered
at Sr. No 9904 | 2023

09 JAN 2023