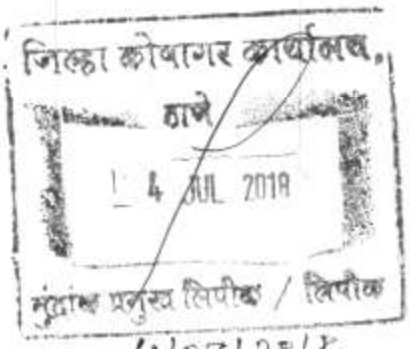


महाराष्ट्र MAHARASHTRA ◑ 2018 ◑ TP 998204







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. Mehul Rasiklal Patel partner of M/s Sarthak Infra, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/06/2019;

जोडपत्र- १/ फक्त प्रतिज्ञापत्रासाठी 20 JUL 2018

मुद्रांक विक्री नोंदवही अनु. क्र. 32201 दिनांक 20 JUL 2018

मुद्रांक विकत घेणा-याचे नाव For PARTHAN INFRA

राहिवासी पत्ता Sec-20 Kharghar

मुद्रांक विकत घेणा-याची / हस्ते सही Rahul patel PARTNERS

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण:
शाहे स्टॅम्प वेंडर, दुकान क्र.३१, प्रगती सेंटर,
सेक्टर-१-ए,सी.बी.डी. बेलापूर, नवी मुंबई-४००६१४.

(सी. डी. शी. राणे)
परवाना क्र. १२०१०१९

जर वरीलपैकी कोणी मुद्रांक खरेदी केल्याची तारीख उलटल्यानंतर
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरले गेल्यास रद्दबातल आहे.

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I, Mr. Mehul Rasiklal Patel partner of M/s Sarthak Infra, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Mr. Deepak Laxman Karode (Promoter-Land Owner) the land owner 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.

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project shall be on or before 31/12/2023.

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(b) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

(c) 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.

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 of any apartment, plot or building, as the case may be.

Deponent

BEFORE ME

DIPALI R. SHINDE
Advocate & Notary
MAH 1533/2000 REG.No.1142
Karjat-Raigad

- 1 JUL 2019

NOTED AT
Sr.No. 2634/19

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 _____ on this ____ day of June, 2019.

Deponent