

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 17 JAN 2023 36AA 666547

जिल्हा कोषागार कार्यालय, ठाणे
12 JAN 2023
मुद्रांक प्रमुख लिपीक / लिपीक

जोडपत्र–1 / फक्त प्रतिज्ञापत्रासाठी
मुद्रांक विक्री नोंदवही अनुक्रमांक 212/64 दिनांक
मुद्रांक विकत घेणाऱ्याचे नाव DILIP H. PAREKH.
पत्ता व सही
श्री. रविन्द्र विष्णू शिंगाडे.
परवाना क्र. 13 / 2000, नावेन प.क्र. : 1201043.
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्व्हिसेस, शॉप नं. 23, प्रभात सेंटर एनक्लेव, प्लॉट नं. 7, सेक्टर–1ए, सी.बी.डी. बेलापूर, नवी मुंबई. मो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

जिल्हा कोषागार कार्यालय ठाणे

FORM 'B'

[SEE RULE 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S. CHANNEL HOMES LLP** through its Partner **SHRI DILIP HIMMATLAL PAREKH**, Partner of the project/duly authorised by the promoters of the project, vide its authorization dated **18/01/2023**;

I, **SHRI DILIP HIMMATLAL PAREKH**, Partner of the project/duly authorised by the Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

DH Parekh

NOT.

Adv. Sunita
C.B.D. Bela
Maharashtra
Reg. No. 1122
Exp.Dt. 22/04/2

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1. That the Promoters have a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the Promoters from the date of the registration of the project is **31/12/2026**;

4. That seventy percent of the amounts realised by the Promoters 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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

NOTARY
Adv. Sunita R. Patil
C.B.D. Belapur
Maharashtra
Reg. No. 11223
Exp.Dt. 29/04/2025
GOVT. OF INDIA


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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 Rule 3 of these rules, within seven days of the said changes occurring.

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

10. That the Promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

VERIFICATION

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

Verified by me at on this day of

Deponent

SUNIL GARG
M. COM., LLB
Advocate, High Court
406, Shelton Cubix, Plot No. 87,
Sector 15, CBD Belapur,
Navi Mumbai - 400 614.
M. No.: MAH/966/1998

NOTARY
Adv. Sunita R. Patil
C.B.D. Belapur
Maharashtra
Reg. No. 11223
Exp.Dt. 22/04/2025
GOVT. OF INDIA

ATTESTED BY ME
19/01/2023
Adv. SUNITA RAM PATIL
M.Com.,M.A.,LL.M.,G.D.C.&A
ADVOCATE HIGH COURT
Membership No. MAH/2006/2000
NOTARY (GOVT. OF INDIA)
Shop No. 26, Prabhat Centre,
C.B.D. Belapur, Sector 1A, Navi Mumbai-400614.
MOB.: 9867688788
(SMS/WHATSAPP ONLY)

19 JAN 2023