



महाराष्ट्र MAHARASHTRA

2024

28AB 677871



श्रीमती सुषमा चव्हाण

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Promoter of the proposed project
"Seth Sanwariya Dham"

I **Murarilal Ramsukh Mittal** S/O Ramsukh Mittal having registered Address 2501, RNA Miraj, S.K. Ahire Marg, Behind Old Passport Office, Worli, Mumbai Maharashtra-400018 (Promoter) of Proposed Project "**Seth Sanwariya Dham**" situated at, Khasra No. - 224, 225, 225/1, Village-Manpura, Tehsil Ladpura, Dist. Kota, Raj. promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. **Sh.Murarilal Ramsukh Mittal And Mayank Mittal** is absolute owner of the land has executed a MOU Agreement among them who have legal title of the land on which the development of the project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of MOU agreement between such owners for development of the real estate project thereof is enclosed with application.

जोडपत्र-१ Annexure - 1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे पत्ता

मुद्रांक विक्रीसाठी नाव वही अनु. क्रमांक

AKHTAR SHAIKH
BA, LLB

Shop No. 9, Bldg. No. 1,
Jaihind, Budhivikas Society,
Kurla (East), Mumbai-400 024.

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीच्या सही

परवाना क्रमांक : ८००००२४

टी. डी. पाटणकर

मुद्रांक विक्रीचे ठिकाण/पत्ता : दि. ०९/०९/२००८ मेट्रोपोलिटन मॅजिस्ट्रेट्स कोर्टस बाय असोसिएशन

एस्टेब्लिशमेंट कोर्ट, मद्रास/पट्टिनाम नवार्ण, कुंबई - ४०० ०२४.

शासकीय वगैरे/न्यायालयीन/न्यायालयीन प्रतिज्ञापत्र सादर करणाऱ्या मुद्रांक

कागदाची आवश्यकता नाही. (समन आदेश दि. ०९/०९/२००८) नुसार

ज्या कागदासाठी मुद्रांक खरेदी केले त्यांना त्याच कागदासाठी मुद्रांक खरेदी

केलेल्यामुळे न्यायालयीन कागदाची आवश्यकता आहे





2. That the said land is free from all **Encumbrances**.
3. That the time period within which the project or phase thereof as the case be shall be complete by the promoter on or before **28/08/2027**
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 only after it is certified by engineer and an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Promoter shall get the accounts audited within six months after the end of the 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.
8. That promoter shall take all the pending approvals on time from the competent authorities
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016
10. That promoter shall not discriminate on the basis of caste, religion, region, language, sex, or marital status against the allottee at the time of allotment of any plot on any ground.

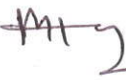
Verified by me at Mumbai on this 17.10.2024


Deponent

VERIFICATION


I **Murarilal Ramsukh Mittal** S/O Ramsukh Mittal having registered Address 2501, RNA Miraj, S.K. Ahire Marg, Behind Old Passport Office, Worli, Mumbai Maharashtra-400018 (Promoter) of Proposed Project "**Seth Sanwariya Dham**" situated at, Khasra No. - 224, 225, 225/1, Village- Manpura, Tehsil Ladpura, Dist. Kota, Raj. promoter of proposed project. Do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 17.10.2024



Deponent



BEFORE ME

HEMANT JANGAM
NOTARY, GOVT. OF INDIA
MUMBAI, MAHARASHTRA.

17 OCT 2024

