



महाराष्ट्र MAHARASHTRA

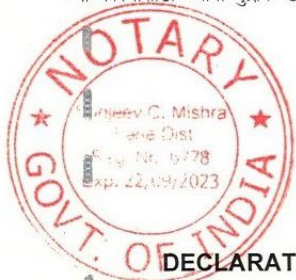
2022

25AA 940034

Treasury Allotment Date and No. 25.11.2022 (25AA 940034)	Serial No. 2588522 Date 25/11/2022
Nature of Document/Article No.	
Whether it is to be Registered	If Registrable Name of S.R.O.
Property Description in brief	As per the Document
Stamp Purchaser's Name	Mohan Developers LLP
If through other person then Name & Address	Sachin Kedare Kalyan.
Name of the other Party	
Stamp Duty Amount	Rs. 100/-
Stamp Purchaser's Signature and Date	Shri Jay R. Birwadkar, Stamp Vendor, Ls. No. 1206030 Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (ph) 0251-2350034



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महीन्यात वापरणे बंधनकारक आहे कल्याण



25 NOV 2022

1 DEC 2022

FORM B

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. Jeetender Lalchandani**, Designated Partner of **M/s. Mohan Developers LLP**, promoter of the proposed project **MOHAN PRECIOUS GREENS PHASE II**

Mahesh



1. **Mr. Jeetender Lalchandani**, Designated Partner of **M/s. Mohan Developers LLP**, the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on which the development of the project is proposed. A legally valid authentication of title of such land is enclosed herewith.

2. That there are following encumbrances in respect of the said project land.

- There is one Civil Suit No. 264 of 2013 pending in the Hon'ble Civil Court of Ulhasnagar, Thane for hearing. However no adverse orders/injunction are passed in the said suit.

3. That the project shall be completed by us by 31st December 2027.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

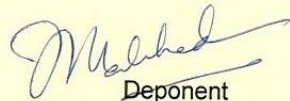
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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 promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

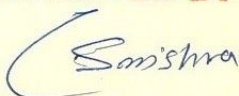

Deponent

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

ATTESTED BY ME



Sanjeev Kr. C. Mishra
NOTARY
Government Of India
Thane-Dist.




Deponent

1 DEC 2022