



महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय

27 JUN 2022

मुद्रांक प्रमुख लिपीक



19 JUL 2022

09AA 218943



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Haresh Chandan** promoter of **Blackplinth Realtors Pvt. Ltd.** the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19.07.2022.

I, **Mr. Haresh Chandan**, promoter of **Blackplinth Realtors Pvt. Ltd.** the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/ promoter have /has a legal title Report to the land on which the development of the project is proposed 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.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2025

19 JUL 2022

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	32070
२. दस्ताचा प्रकार	R.R
३. दस्त नोंदणी करणार आहेत का ?	होय / नाही
४. भिळकतीचे थोडक्यात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	Black plinth Realtors p. Ltd
६. हस्त असल्यास त्याचे नाव, पत्ता व सही	Deepak mumbai
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	सौ. रोहिणी आर. बिरादार परवाना क्र. १२०१०२४
१०. ई. ६/१:१, सेक्टर-१, वाशी, नवी मुंबई	

व्युत्पन्न कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करतानाच व महिन्यात वापरणे बंधनकारक आहे.



AFIDAVIT CUM DECLARATION

1. That I, Mr. Harsh Chaudan, promoter of Blackplinth Realtors Pvt. Ltd. the proposed project/duly authorized by the promoter of the proposed project vide their authorization dated 19.07.2022.

2. That I, Mr. Harsh Chaudan, promoter of Blackplinth Realtors Pvt. Ltd. the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter have filed a legal title Report to the land on which the development of the project is proposed 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.

3. That the time period within which the project shall be completed by me/promoter is 31/12/2022.

4 (b) For new projects:

(i) 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 shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate, Rates of interest and Disclosures on Website) Rules, 2016.

6. That I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

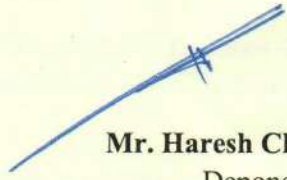
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.

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/ 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.

For Blackplinth Realtors Pvt. Ltd.



Mr. Haresh Chandan
Deponent

VERIFICATION

The accounts 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 2020




ATTESTED BY ME
K. V. DAKE B.Com. LL.B.,
NOTARY GOVT. OF INDIA
Advocate High Court, Mumbai
Janta Market, Shop No. 35,
Near Chembur Rly. Station, Chembur.
Mumbai-400 071.

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