भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ BF 546127

₹ ५०० ८५८६ दिनांक : 9/11/22

दी. पराग सुकाप अहिरे राहणार : धुळे

स्टॅम्प : सॅमसन मोहिते

28 OCT 2022

Stamp Head Clerk / ATO, Dhule Treasury Office, Dhule.

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Namdev Ravaji Baisane as a developee promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization Dated 15, November 2022;

NOTARY Adv. Vijay M.More Reg.No.9052 DHULE Exp.Date 21-10-2026 GOVT. OF INDIA

NOTED & REGISTERED SR.NO. 2498 OF 2022

THIS DOCUMENT CONTAINS 1 to 5 PAGES.

29/11/2022

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / We Mr. Parag Subhash Ahire promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

Have / 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.

OR

That details of encumbrances ---NA--- including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/us promoter from the date of registration of project; Proposed Date of Completion will be Date 30 November 2027.

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) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

NOTARY Adv. Vijay M.More Reg.No.9052 DHULE Exp.Date 21-10-2026 GOVT. OF INDIA

NOTED & REGISTERED SR.NO.2498 OF 2022

6. That I / We Mr. Parag Subhash Ahire 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 / We Mr. Parag Subhash Ahire the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ Mr. Parag Subhash Ahire 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 / We Mr. Parag Subhash Ahire the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/ We Mr. Parag Subhash Ahire 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
Mr. Namdev Ravaji Baisane
Dated 15, November 2022

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
Mr. Namdev Ravaji Baisane
Dated 15, November 2022

NOTARY Adv. Vijay M.More Reg.No.9052 DHULE Exp.Date 21-10-2026 GOVT. OF INDIA

NOTED & REGISTERED SR.NO. 2498 OF 2022

BEFORE ME 29/11/2022

Adv. Vijay M. More NOTARY Regd. No. 9052.

Verification

I/We Mr. Namdev Ravaji Baisane Aged 77 Yrs. PAN No. ABEPB3642A & ADHAR No. 367676044152 Occupation Business H/o Plot No. 11, Vidyasagar Colony, Shindkheda, Tal. Shindkheda, Dist. Dhule - 425406.

Of Mr. Parag Subhash Ahire are promoter of the proposed project "Padmashree Residency VII Apartment" proposed on Sr. No. 42/2 + 44/7 Final Plot No. 36, location of Mauje Deopur Shiwar, Deopur Road, Dhule – 424002. duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above 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 Nashik on this day 15th day of November, 2022.



Mr. Namdev Ravaji Baisane
Deponent/s

BEFORE ME

Adv. Vijay M. More
NOTARY
Regd. No. 9052.

29/11/2022

NOTED & REGISTERED SR.NO. 2498 OF 2022

Solemnly affirmed before me at Dhule by Shri Namdev R. Baisane. who is identified by Shri ..... by Adhar Card. to whom I personally know.

Date : 29/11/2022
Dhule.

Notary.

Adv. Vijay M. More
M.Sc., LL.B., D.I.R.M. & L.W.
NOTARY
Regd. No. 9052
6, Chandrama Housing Society,
Dnyandip Colony, Nakane Road,
Deopur, DHULE - 424 002.
Mobile : 9822852850.

29/11/22

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भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/11047/02868

To,
नामदेव रावजी बैसाणे
Namdev Ravaji Baisane
vidya sagar colony plot no.11
Shindkheda
Dhule
Maharashtra 425406

28/11/2011

Ref: 406 / 08C / 527242 / 528334 / P

UE152449177IN

आपला आधार क्रमांक / Your Aadhaar No. :

3676 7604 4152

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



नामदेव रावजी बैसाणे
Namdev Ravaji Baisane
जन्म वर्ष / Year of Birth : 1945
पुरुष / Male

3676 7604 4152

आधार — सामान्य माणसाचा अधिकार

NOTARY
Adv.
Vijay M.More
Reg.No.9052
DHULE
Exp.Date
21-10-2026
GOVT. OF INDIA

SELF ATTESTED Affidavit
For Notary document.....
Bearing No. 2498 /2022
Dated 29/11/2022 Signature/Thumb