भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ UB 740182

NOTED AND REGISTERED
Sr.No. 1521/A17/2019
Total 2 Pages Only
Date 27/2/19

18 FEB 2019

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Rohan Sitaram Baheti (Partner of M/s. Padmavati Landmark), promoter of the proposed project.

I, Rohan Sitaram Baheti (Partner of M/s. Padmavati Landmarks), promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

AND

NOTARY ADV. P.K. DESHMUKH Dist. Jalgaon (M.S.) Regd. No. 7635 NOTARIAL GOVT. OF INDIA

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# जोडपत्र-२

दस्ताचा प्रकार/अनुच्छेद क्रमांक प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का?

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव

मिळकतीचे वर्णन

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता पडुमावती लक्ष्मीकांत गळीव

दुसऱ्या पक्षकाराचे नांव

हस्ते असल्यास त्यांचे नांव व पत्ता स्वतः/ पुणापती रा.गळीव

मुद्रांक शुल्क रक्कम १००/-

मुद्रांक विक्री नोंद वही अ.क्र. २९१९ दि. १६/२/२०१९

SP मालवण

किशोर पंडीत मराठे
परवाना धारक मुद्रांक विक्रेता तहसील
कार्यालय आचरा, ता.मालवण ला.नं.३/२००१

मुद्रांक विकत घेणाऱ्याची सही/हस्ते सही

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधन कारक आहे)

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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 Encumbrance is there and has Bank of Maharashtra Loan of amount Rs. 14800000/- for the plot and construction purpose.
3. That the project shall be completed by us within 3 Years from the date of registration of project or commencement of sale, whichever is later.
4. That seventy percent of the amount to be realised hereinafter by us for the real estate project from the allottees, from time to time, shall be deposited in as separate bank account to be maintained in a scheduled bank to cover the cost of the 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 I 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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Mr. Rohan Baheti (Partner)

( Deponent )

**Verification**

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

Verified be me at Jalgaon on this 26th February day of 2019.

Mr. Rohan Baheti (Partner)

( Deponent )



ADV.PRADEEP K.DESHMUKH
NOTARY-GOVT.OF INDIA
152/30,Jilha Peth,Near District
Court,Jalgaon-425001.(M.S.)
MAH/926/1990

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