



MAHARASHTRA
जिल्हा कायदेगार जळगाव
प्रमाणित करण्यात आलेला आहे
08 MAY 2019
मुद्रांक प्रमुख न्यायिक जळगाव



2018

NOTED AND REGISTERED
Sr. No. 222 / 11
Date 03 JUN 2019

UM 612921

03 JUN 2019

ADV. HEMANT H. MUDLIYAR
NOTARY - GOVT. OF INDIA

अॅड. हेमंत एच. मुदलियार
नोटरी - भारत सरकार
J.T. चेंबर्स-बेसमेंट, HDFC बँक ATM खाली,
जिल्हा न्यायालयासमोर, जळगाव
मोबाईल 9823073200

"FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Abbas Yusuf Makra, Authorised Partner of "EZZY Enterprises",
Regd off: 5, Polan Peth, Jalgaon 425 001, of the "Makra Towers" Residential unit Project.

I, Abbas Yusuf Makra, Age 29 Yrs. Res off: 19, Onkar Nagar, Jalgaon 425 001, Promoter of the
"Ezzy Enterprises" undertaking project namely "Makra Towers" do hereby solemnly declare,
undertake and state as under:

1. That promoters has a legal title to the land on which the Project is developed
And promoter has a Legal title report and an authenticated copy of title report is enclosed
herewith.



जोडपत्र-२

रस्तावा प्रकार/अनुच्छेद क्रमांक

दस्त नोंदणी करणार आहेत का?

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव

मिळवतीचे वर्णन

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

दुसऱ्या पक्षकाराचे नांव

हस्त असल्यास त्यांचे नांव व पत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंद वही अ.क्र.

पत्रिचा १५५७१ (१२५)

ईज्जी एंटरप्रायजेस जेकराक

दाऊन मेमन

रा. जेकराक

३५०० दि. २४/०५/२०१९

मुद्रांक विकत घेणाऱ्याची

सही/हस्ते सही

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वामरणे बंधनकारक आहे)

किशोर पंडीत मराठे

परवाना धारक मुद्रांक विक्रीसाठी तहसील

कार्यालय आवार, गळगांव ला. नं. ३/२००९



2. That the said land is free from any encumbrances and there is no litigation exists

Further this "Makra Towers" Affordable Residential Units project is approved from MHADA under "Pradhanmantri Aawas Yojana under AHP (APP) approved dated 20.04.2019 and Proposed date of Completion is 36 months from the date of approval of project ie. 20.04.2022.

3. That seventy percent of the amount realized by promoters for the "Makra Towers" 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.
4. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
6. That the 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 amount collected for a "Makra Towers" project have been utilized for the "Makra Towers" 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 has furnished such other document as have been prescribed by the rules and regulations made under the Act.
9. 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, on any grounds.

Place: Jalgaon

Date: 01/06/2019

Abbas Yusuf Makra
(Authorised Members)
Ezzy Enterprises



Verification

I Abbas Yusuf Makra Authorised members of "Makra Towers" (AOP) Age 29 Yrs. Resi at 19, Onkar Nagar, Jalgaon 425 001, Maharashtra, do state that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Place: Jalgaon

Date: 01/06/2019

Abbas Yusuf Makra

(Authorised Members)

Makra Towers (Project)

Ezzy Enterprises (Promoter)

