NOTED AND REGISTEREDAT
SR NO. 575/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2020 ◐ XR 977022

NOTARY
NOTED & REGISTERED
At Serial No. 575/2021
Date 31/07/2021
THIS DOCUMENT Three
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14 JUL 2021
Sub Treasury Officer
Chopda Dist. Jalgaon

FORM 'B'
[See rule 3(6)]
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. Tejas Anil Kadam** duly authorized by **Kadam and Patil Developers** the promoter of the proposed project **"Shree Swami Samarth Sankul"** vide its/his/their authorization dated **16/07/2021.**

I, **Mr. Tejas Anil Kadam** duly authorized by **Kadam and Patil Developers** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed

OR

Mr. Rajendra Shankarlal Jaiswal 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 as per EC including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

ADVOCATE & NOTARY

ADVOCATE
K. A. [illegible]
Reg.No.15535
Motha Devhara
Chopda Dist Jalgaon
[illegible]/11/2024

दस्ताचा प्रकार / अनुच्छेद क्रमांक → उदाहरणार्थ
दस्त नोंदणी करणार आ[illegible]ना ? -
नोंदणी होणार असल्यास दु[illegible]न
निबंधक कार्यालयाचे नाव :-
मिळकतीचे वर्णन :-
मोबदला रुपये :-
मुद्रांक विकत घेणा-याचे नाव :-
दुस-या पक्षकाराचे नाव :-
हस्ते असल्यास त्यांचे नाव व पत्ता :-
मुल्यांकनाचे वेळचा क्रमांक दिनांक :-
मुद्रांक विकत घेणा-यांची सही :-
परिवेक्षाधारक मुद्रांक विक्रेत्याची सही :-

श्री.शरद रा[illegible]सा चौधरी
अधिकृत लायसेन्सि स्टॅम्प वेंडर
तहसिल कार्यालय चोपडा जि.जळगांव
ला[illegible]

दि. 28/6/2019

ADVOCATE
K. A. Jadhav
Reg.No 1553
Motha Devra
Chopda,Dist.Ja
Exp.Dt.21/11

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31/03/2023**

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 realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 / the 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 /the 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.

ADVOCATE & NOTARY



Mr. Tejas Anil Kadam
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 Chopda on 16th day of July, 2021.



Mr. Tejas Anil Kadam
Deponent

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY ADVOCATE K. A. Jadhav Reg.No.15535 Motha Devhara Chopda,Dist.Jalgoan Exp.Dt.21/11/2024 GOVT. OF INDIA

Identified by
Vivek Rayendra Jaiswal
of Chopda, Old Datta mandir

NOTARY ADVOCATE K. A. Jadhav Reg.No.15535 Motha Devhara Chopda,Dist.Jalgoan Exp.Dt.21/11/2024 GOVT. OF INDIA

Shri Tejas Anil Kadam
Who has been identified by
Shri Vivek Rayendra Jaiswal of Chopda.
Who is Personally Known to me
and whoes Signature is/are here
to appended.
Date 21/07/2021

BEFORE ME

Adv. K. A. JADHAV
Notary Public Govt.of India
Chopda,Dist.Jalgoan M.9850384[illegible]

NOTARY ADVOCATE K. A. JADHAV DIST. JALGAON REGN.NO.15535 GOVT. OF INDIA