भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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ADVOCATE
Sunanda S. Lodha
Dist.Jalgaon
(Maharashtra)
Reg.No.9007

GOVERNMENT OF INDIA

दुय्यम निबंधक जळगांव
यांच्या कार्यालयात आलेला आहे
31 AUG 2021
दुय्यम निबंधक जळगांव

**FORM -'B'**
**[See rule 3(4)]**

**Affidavit cum Declaration**

Affidavit-cum-Declaration of **Jalgaon Projects Private Limited (CIN U45500MH2019PTC330239),** a private limited company incorporated and registered under Companies Act, 2013 having registered office at 5th Floor, CTS 7333, Plot No 6 , Ajay colony, Shikshak wadi ,Ring Road, Jalgaon – 425001 Promotor of new project **'Omkara Residency'** situated at Plot No.02 G.No. 28, Pimprala Shivar, Jalgaon -425001 through its duly authorized signatory, **Mr. Rupesh Rameshchand Munot, age: adult, Occupation: Business, Address: Shivshakti 5, Ujwal Colony, Jalgaon Maharashtra-425001,** Vide authorization Dated 08th September 2021.

I, **Mr. Rupesh Rameshchand Munot** duly authorized by the promoter of the proposed project,do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title 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 betweensuch 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 Promoter from the date of registration of project is on or before 31st March 2025.

दस्ताचा प्रकार- MRVAIM'
दस्त नोंदणी करणार आहेत का?
नोंदणी होणार असलेल्या दु.नि.कार्यालयाचे नांव-सह.दु.नि
सिटकलीने दर्शन-
मुद्रांक विक्रत घणाऱ्याचे नाव- Jalgaon ~~Jalgaon~~ Jalgaon
दुस्या दस्तऐवजाचे नांव-
दस्त ऑलाईन नांव व पत्ता- Jalgaon Jalgaon.
मुद्रांक शुल्क रक्कम- 9007
नोंदणी फी.92022 दि. 09/09/2021
मुद्रांक विकत घेणाऱ्याची सही-

सौ.छाया अनिल चौधरी
लायसेन्स न.3/02 ला.मुद्रांक विक्रेता,
जयकिसन वाडी जळगांव.मो.८९४९३३७२५०

Signed
BEFORE ME
Lodha 9-09-2021
ADV.Sunanda S. Lodha
NOTARY,GOVT.OF INDIA
14,Housing Society,Behind Session Court
JALGAON-425001(M.S.)
(M).9421820070 (O).2228450 (R).2251650

4. That, Seventy Percent of the amount to be realized hereinafter by 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.

6. That, the amounts 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.

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

8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under **sub-section (2) of section 4of the Act and under rule 3 of these rules**, within seven days of the said changes occurring.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.

**AFFIDAVIT**
Solemnly affirmed before me by Shri./Smt. Rupesh Rameshchandmunot
Who is identified by Advocate J.S.Deshmukh
to whom I known personally.

NOTED AND REGISTERED
Sr.No.: 414 /2021
Total 02 Pages only
Date: 9 /09 /2021

Rmunot
Mr. Rupesh R. Munot
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true andcorrect and nothing material has been concealed by me therefrom.

Verified on this day of **09th September 2021.**

NOTARY GOVERNMENT ADVOCATE Sunanda S. Lodha Dist.Jalgaon (Maharashtra) Reg.No.9007 NOTARIAL NOTARIAL

NOTARY GOVERNMENT ADVOCATE Sunanda S. Lodha Dist.Jalgaon (Maharashtra) Reg.No.9007 NOTARIAL NOTARIAL NOTARIAL

Rmunot
Mr. Rupesh R. Munot
Deponent