भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 61AA 859188

जिल्हा कोषागार जळगांव
प्रमाणित करण्यात आलेला आहे
13 OCT 2023
मुद्रांक प्रमुख लिपिक जळगांव

NOTED & REGISTERED
Sr. NO 9541/2023
Total 4 Page only
Date : 14/12/2023

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. Preshit Subodh Seth** duly authorized by **Ashtavinayak Enterprises** the promoter of the proposed project **"One High Street"** vide its/his/their authorization dated 12/09/2023.

I, **Mr. Preshit Subodh Seth** duly authorized by **Ashtavinayak Enterprises** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Ashtavinayak Enterprises

PARTNER

दस्ताचा प्रकार- [illegible]

दस्त नोंदणी करणार आहेत का?

नोंदणी होणार असलेल्यात दु.नि.कार्यालयाचे नांव-सह.दु.नि

मिळकतीचे वर्णन-

मुद्रांक विकत घेणाऱ्याचे नाव- [illegible]

दुसऱ्या पक्षकाराचे नांव-

हरते असल्यास नांव व पत्ता- [illegible]

मुद्रांक शुल्क रक्कम- [illegible]

नोंदवही क्र. [illegible] दि. [illegible]

मुद्रांक विकत घेणाऱ्याची सही-

सौ. छाया अनिल चौधरी
लायसेन्स न. ३/०२ ला.मुद्रांक विक्रेता
कलेक्शन पाडी जळगांव. मो. ८९४९३३७२५०

ADVO
Rahul R
Jalgaon D
Reg. No
Exp. 07
GOVERNMENT

1. That promoter has a legal title Report to the land **Plot No. D-5, Jalgaon, 425003** 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

Those 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **01/10/2026.**

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 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 / the promoter shall take all the pending approvals on time, from the competent authorities.

Ashtavinayak Enterprises

PARTNER

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.

Ashtavinayak Enterprises

PARTNER

Mr. Preshit Subodh Seth
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 Jalgaon on 12th day of September, 2023.

Ashtavinayak Enterprises

PARTNER

Mr. Preshit Subodh Seth
Deponent

NOTARY ADVOCATE Rahul R. Zawar Jalgaon Dist. (M.S) Reg. No. 20201 Exp. 07/03/25 GOVERNMENT OF INDIA

BEFORE ME

Adv. Rahul R. Zawar
Notary (Govt. of India)
2A, Khandesh Mill Colony,Ring Road , Jalgaon

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL