



महाराष्ट्र MAHARASHTRA

2018

NOTED AND REGISTERED

Sr. No. 1773/19

UN 430148

सादर मुद्रांक जिल्हा कायदागार जळगांव येथुन दि. / / रोजी विक्री प्रमाणित करण्यात आलेला आहे.

9898

अ.न. मुद्रांक शुल्क रु 90/-

दिनांक 29 APR 2019

29 APR 2019

16 APR 2019

मुद्रांक प्रमुख लिपीक जळगांव

NOTARY
ADV. H. MUDLIYAR
Dist. Jalgaon
(Maharashtra)
Regd. No. 3048
29 APR 2019
GOVT. OF INDIA

नाम जे.के. पराईसि

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हस्तोक्ति क्र. 1/19
एकूण मुद्रांक शुल्क रु 90/-
चा मुद्रांक दिला असे.
मुद्रांक घेण्याची राहणी

ADV. HEMANT H. MUDLIYAR
NOTARY - GOVT. OF INDIA
Bachment, JT Chawab, C. ATML,
Opp. District Court, Jalgaon (M.S.)
P. (Off.) 2233023, Resd. 2233020
Mobile: 9823073200

जयाकसन वाडी, जळगांव
फोन नं. 22220456

ला. नं. 3/02/19 APR 2019

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

"FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kishor Jagannath Mahajan, Authorised Members of "J K Paradise", Regd off: Mehrun S S No. 478/1, B Plot No. 7,8,9,10 Telephone Nagar, Jalgaon 425 001, of the "J K Paradise" Residential unit Project.

I, Kishor Jagannath Mahajan, Age 48 Yrs. Res off: 12, Suman Bunglow, Ganpati Nagar, Jalgaon 425 001, Promoter of the "J K Paradise" project 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.

2. That the said land is under the litigation which is pending before Supreme Court and High-Court passed the order in favour of J K Paradise (members) Writ Petition No. 3463 of 2018 with CA/5220/2018 IN WP/3463/2018, which is petitioner was seek the following reliefs in the present writ petition :

"To Kindly direct the respondents to put reservation of children's park of play ground on survey No. 478/1b/3, Plots No. 7,8,9 and 10 by issuing writ of mandamus or any other writ or order in the like nature"

3. That the promoters has taken commencement Certificate for the said project on 08.03.2018 and Proposed date of Completion is 48 months from the date of commencement Certificate ie. 31.03.2022.
4. That seventy percent of the amount realized by promoters for the "J K Paradise " 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 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.
6. 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.
7. 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 "J K Paradise" project have been utilized for the "J K Paradise" and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other document 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, on any grounds.

Place: Jalgaon

Date: 29/04/2019



J. K. PARADISE

Kishor Jagannath Mahajan
MEMBER

Kishor Jagannath Mahajan
(Authorised Members)
J K Paradise

J K PARADISE

s s no. 478/1, Plot No.7,8,9,10, Telephone Nagar
Jalgaon 425 001 0257-2229995

Verification

I Kishor Jagannath Mahajan Authorised members of "J K Paradise" (AOP)
Age 48 Yrs. Resi at 12, Suman Bunglow, Ganpati Nagar, Jalgaon 425 001, 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: 29/04/2019

J. K. PARADISE

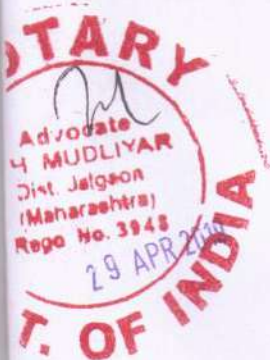
Kishor Jagannath Mahajan

MEMBER

Kishor Jagannath Mahajan

(Authorised Members)

J K PARADISE (Promoter)



Cell: 0257-2229995 Mail: kjmahajan@gmail.com