

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE
HUNDRED RUPEES

100



सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2019

VP 910710



सदर मुद्रांक उप कोषागार पाचोरा
येथुन दि. 11 रोजी विक्री
प्रमाणित करण्यात आलेला आहे.

उपकोषागार अधिकारी
पाचोरा

15 MAY 2020

अ न १४५ ता. ५/६/२०२० स्टॅम्प रु१००/-

श्री मंगलम इन्फ्रा पार्टनर रितेश सुरेश लाल्वानी

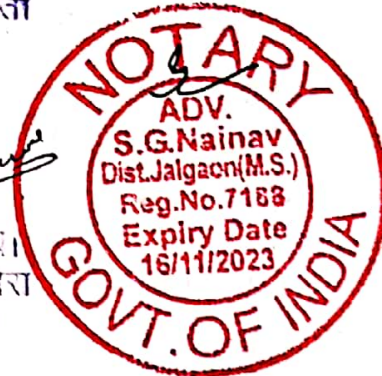
ग पाचोरा यांना हा मुद्रांक

एवढा मुद्रांक रुपये १००/- देणे वस्तु

दिला असे हस्ते द्या.

आ 4659 2209.6465

व्य.जी.य.सयदा
स्टॅम्प व्हंडर, पाचोरा
सा.नं.६/२००९



"FORM 'B'"

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ritesh Suresh Lalwani, Authorised Partner of "Mangalam Infra", Regd off: Shop No. 27, Mansingka Building, Jamner Road, Pachora Tal: Pachora Dist: Jalgaon 424 201, of the "Mangalam Park" Residential unit Project.

I, Ritesh Suresh Lalwani, (Aadhar No. 4659-2209-6465) Age 45 Yrs., R/o. Plot No.6 / 1, Bhadgaon Road, Behind H.P. Petrol Pump, PACHORA- 424 201, Promoter of the "Mangalam Park" 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 free from all encumbrances

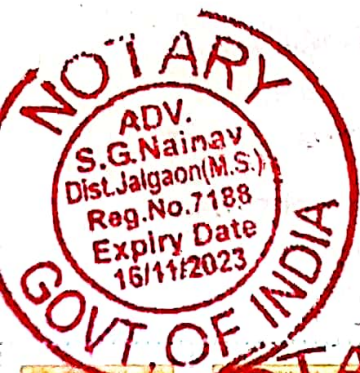
3. That the promoters has taken commencement Certificate for the said project on 28.02.2020 and Proposed date of Completion is 37 months from the date of commencement Certificate ie. 31/03/2023.
4. That seventy percent of the amount realized by promoters for the "Mangalam Park" project from the allottees, 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 "Mangalam Park" project have been utilized for the "Mangalam Park" 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: Pachora

Date: 05 / 06 / 2020



Ritesh Suresh Lalwani
(Authorised Partner)
Mangalam Infra



Signed
BEFORE ME

SANJIV G. NAINAV
Advocate & Notary Govt. of India
Plot No. 20, Narayan Nagar,
PACHORA, Regd. No. 7188

Noted & Registered
ALSr.No. 821/2020
This document contains
1 to 2 Pages

11 JUN 2020