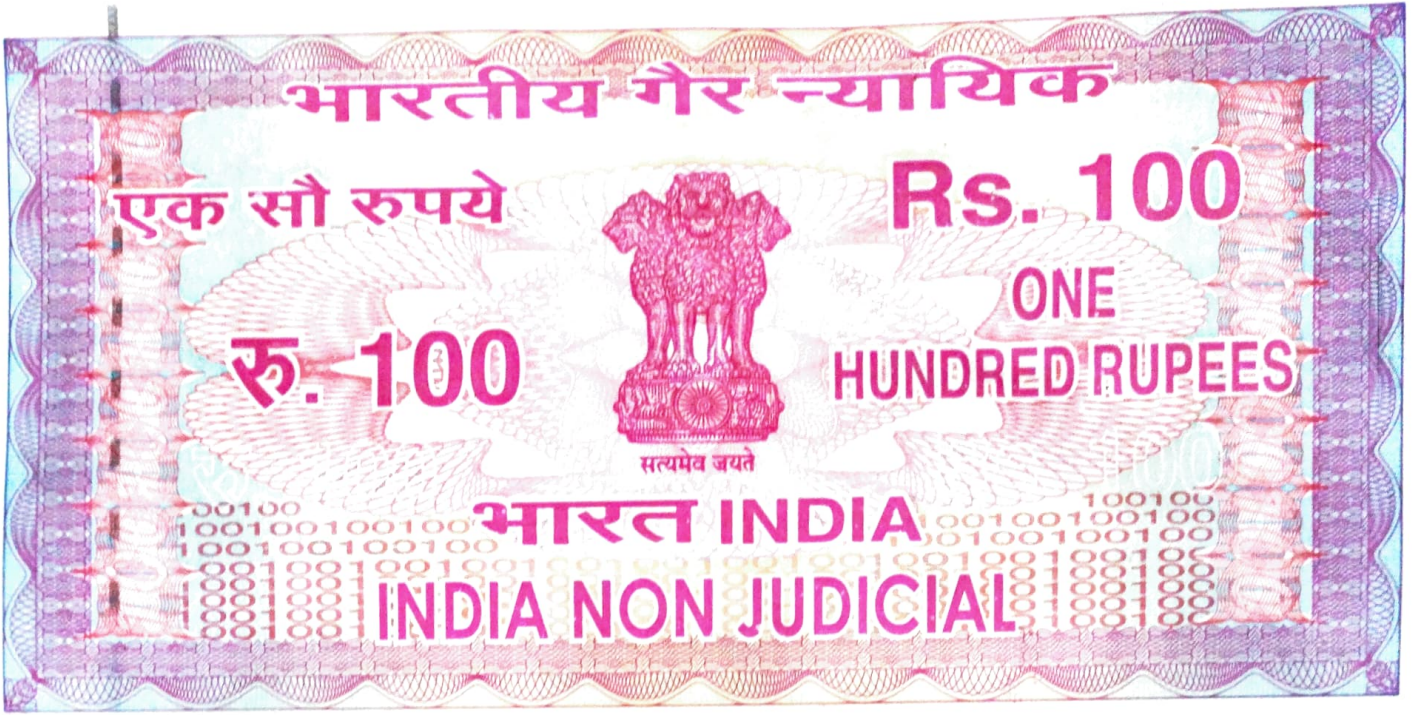




महाराष्ट्र MAHARASHTRA

2022

47AA 412092



सदर मुद्रांक उप कोषागार पार्श्व
थन दि. 1/1 रोजी विवरी
प्रमाणित करण्यात आलेला आहे.

२६६३ १३/९/२३ ९००/-

मंगलम इन्फ्रा

पार्श्व

९००/-

२३९५ अनिल पोखरे

आ. नं. ५९८७२१७५८५

Signature

उप कोषागार अधिकारी
पार्श्व
6 SEP 2023
6 SEP 2023

Signature

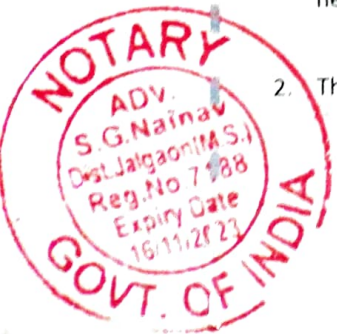
"FORM 'B'
[See rule 3(6)]

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. (Maharera Project Reg No. is P49900025679.

I, Ritesh Suresh Lalwani, (Aadhar: 4659-2209-6465 Age 45 Yrs. Res off: Plot No. 6/1, Bhadgaon Road, Behind H P Petrol Pump 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 **revised date** of Completion is 55 months from the date of commencement Certificate ie. **29/09/2024**.
4. That seventy percent of the amount realized by promoters for the "Mnagalam 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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: 15/09/2023

Ritesh Suresh Lalwani
(Authorised Partner)
Mangalam Infra



Verification

I Ritesh Suresh Lalwani (Authorised Partner of " Mangalam Infra (The Partnership firm) "Age 48 Yrs. Resi at Plot No. 6/1, Bhadgaon Road, Behind H P Petrol Pump

Pachora, Jalgaon 424 201, 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: Pachora
Date: 15/09/2023



Ritesh Suresh Lalwani
(Authorised Partner)
M/s. Mangalam Infra



Signed
BEFORE ME

15/09/2023

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

Noted & Registered
At. Sr. No. 2759/2023
This document contains
01 to 03 Pages

15 SEP 2023

