



दस्तावेज प्रकार- महिला करारनामा

दस्त नोंदणी करणार आहेत का?

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

मिळकतीचे वर्णन-

मुद्रांक दिकत घेणाऱ्याचे नाव-

सुधीर रामचंद्र महाजन, जळगाव

दुसऱ्या पक्षकाराचे नांव-

हस्त असल्यास नांव व पत्ता-

मुळे 21 पंजीत, जळगाव.

मुद्रांक शुल्क रक्कम- 900/-

नोंदणी क्र. 28289 दि. 20/02/2029

मुद्रांक दिकत घेणाऱ्याची सही-

(मार्किंग)

(मार्किंग)

सौ. राज्या राजिल चौधरी

ला.सं. 2/02 ला.मुद्रांक विक्रेता

जयकिशन पाडी जळगाव. मो. 989330240

have/has a legal title Report to the land on which the development of the proposed project isto 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 thereal estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances 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 on or before 31/08/2023

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

OR

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

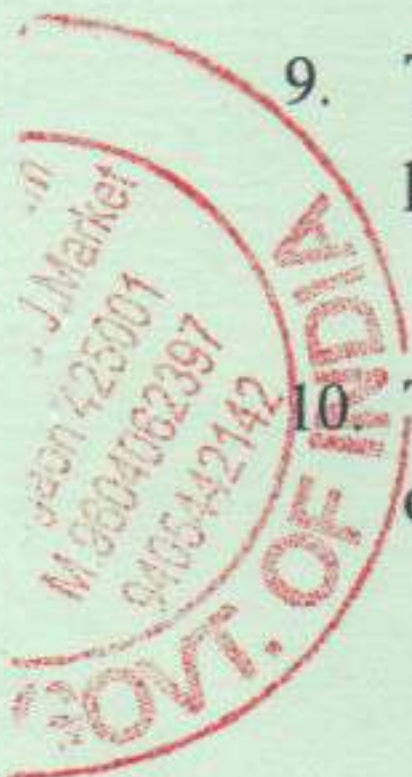
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / the 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 utilised 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.
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.

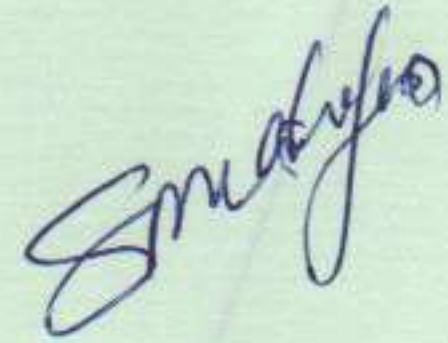
Mr. Sudhir Ramchandra Mahajan
Deponent



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 this 20th day of December 2021.



Mr. Sudhir Ramchandra Mahajan
Deponent



Signed
BEFORE ME

Adv. Sanjay R. Nikar
NOTARY, GOVT OF INDIA
E' Wing, Old B.J. Market
Jalgaon - 425 001
83604063397 937347698

