भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ ZC 526116

जिल्हा मुद्रांक जळगाव
दस्त क्रमांक [illegible] सादर करण्यात आलेला आहे
07 DEC 2021
1
मुद्रांक निरीक्षक जळगाव

NOTED AND REGISTERED
Sr No. 5645/2021
Total 1+2
Date 22-12-2021

FORM 'B'
[See rule3(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./Ms. **Sandip Ramchandra Mahajan of Kesar Bulding Mali Wada,MAruti Madhi Javal, Erandol - 425109** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ;

I, **Sandip Ramchandra Mahajn** promoter of the proposed project / duly authorized by the promoter ofthe proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

NOTARY
ADVOCATE
Sau. Swati R. Nikam
'E' Wing Old [illegible]
Jalgaon 425001
M.9604062397
9405442142
GOVT. OF INDIA

दस्ताचा प्रकार- ~~मी साक्षी~~ करारनामा

दस्त नोंदणी करणार आहेल का?

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

मिळकतीचे वर्णन-

मुद्रांक विकत घेणाऱ्याचे नाव- संदिप रामचंद्र महाजन, नशिराबाद

दुसऱ्या पक्षकाराचे नांव-

हस्ते असल्यास नांव व पत्ता- मुकेश पंडित, नशिराबाद

मुद्रांक शुल्क रक्कम-१००/-

नोंदणी क्र. २४२०४ दि. २०/१२/२०२१

मुद्रांक विकत घेणाऱ्याची सही-

Mandir.

सौ. छाया अनिल चौधरी
लायसेन्स नं. ३/०२ ला.मुद्रांक विक्रेता
जयकिसान चौक जळगांव.मो.८१४९३३७२५०

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

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 afterthe 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. Sandip 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. Sandip Ramchandra Mahajan
Deponent

BEFORE ME
Adv.Sau. R. Nikam
NOTARY GOVT OF INDIA
E'Wing, Old B.J.Marke
Jalgaon-425 00
9960406239

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