



महाराष्ट्र MAHARASHTRA

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DR 032758

जिल्हा कोषागार जळगांव
प्रमाणित करण्यात आलेला आहे

13 JUN 2025

मुद्रांक प्रमुख लिपीक जळगांव



NOTED AND REGISTERED
Sr.No.02
Contains Pages No.04
Date: 23/06/2025

FORM 'B'

[See rule 3(6)]

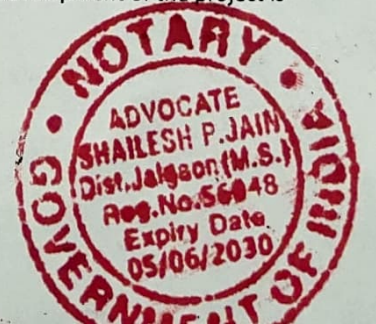
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of SHRI. BHARAT PRAKASHCHANDRA SAMADADIYA Partner of M/s. JIVRAJ BUILDCON, of Shop No. 01, NATWAR COMPLEX, M.G. ROAD, JALGAON, MAHARASHTRA-425001 promoter of the proposed project / duly authorized by the promoter of the proposed project namely "The Lake Paradise", situated at Survey No.411/2, Plot No. 5/6, at Mehrun Shivar, Tal/Dist. Jalgaon-425001, admeasuring plot area 945 Sq.mtr., vide their authorization dated-21.11.2024.

I, BHARAT PRAKASHCHANDRA SAMADADIYA promoter of the proposed project / duly authorized by the promoter of the 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



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 the real estate project is enclosed herewith.

2. 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 are set out hereunder:

Deed of Mortgage by way of Deposit of Title Deeds dated 5th April, 2024 executed between M/s. Jivraj Buildcon (Mortgagor and Borrower) and The Godavari Laxmi Co-Op. Bank Ltd. (Mortgagee) and registered with the Joint Sub- Registrar, Class – 2 at Jalgaon under Serial No. 1236/2024 creating a first and exclusive mortgage and charge on inter alia the property together with the constructions thereon, both present and future constructed/proposed to be constructed on the property and the receivables therefrom, for securing the repayment of a sum of Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lakhs Only) availed by the Borrower from the Mortgagee.

That there are no other encumbrances and/or litigations etc., in respect of the project land, other than that set out as aforesaid.

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 31/03/2027;
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.
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/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

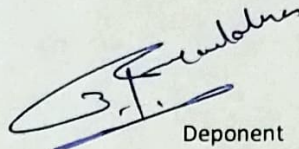


[Signature]
Deponent

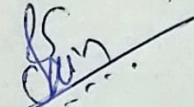
Verification

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 Monday, 23 June 2025


Deponent




SIGN BEFORE ME

ADV. SHATLESH P. JAIN
NOTARY PUBLIC, GOVT. OF INDIA
(Reg. No. 56048)
Gat No. 49, Plot No. 131, Nayan,
Ganesh Colony, Jalgaon. (M.S.)