भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 02AA 556337

20 OCT 2022

सुरेंद्र वि. देशमुख
मुद्रांक विक्रेता, कॅम्प, अमरावती.
ला.नं. ११/१९९१

OFFICE OF THE TREASURY OFFICER
18 OCT 2022
STOCK HOLDING C.
TREASURY OFFICER
AMRAVATI

NOTARY
N.V.KOLHATKAR
DIST.AMRAVATI
MAHARASHTRA
REGD.No.2940
EXPDT.11-05-2023
GOVT. OF INDIA

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. Ram Madhukar Mahajan duly authorized by the promoter **(Jog Mahajan Infra Pvt. Ltd.)** for proposed project **Shiva:shri Apartments**, vide their authorization dated 25th October 2022;

I, Ram Madhukar Mahajan duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

Notary

N.V. KOLHATKAR
NOTARY & ADVOCATE
Maharashtra State, India
REGD. No. 2940
8.11.2022

ter shall take all the pending approvals on time, from the competent

OR

Promoter has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a. legally valid authentication of title of such land ~~along with an authenticated copyof the agreement between such owner and promoter~~ for development of the real 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 promoter from the date of registration of project: **31st December 2028**.

4. (a) For new projects :

That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, 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 forthe real estate project from the allottee, 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 allottee, 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

Notary
N.V. KOLHATKAR
NOTARY & ADVOCATE
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8. That the promoter shall inform the Authority regarding all the changes that haveoccurred in the information furnished under sub-section (2) of section 4 of the Act andunder rule 3 of these rules, within seven days of the said changes occurring.

9. That the promoter has furnished such other documents 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.

Deponent
For Jog Mahajan Infra Pvt. Ltd.
For JOG MAHAJAN
Infra Private Limited
DIRECTOR

Ram Madhukar Mahajan
(Authorised Director)

Verification

The contents of my above Affidavit cum Declaration are true and correct and no thing material has been concealed by me there from.

Verified by me at Amravati on this 08th day of November 2022.

Deponent
For Jog Mahajan Infra Pvt. Ltd.
For JOG MAHAJAN
Infra Private Limited
DIRECTOR

Ram Madhukar Mahajan
(Authorised Director)

NOTARY
N.V.KOLHATKAR
DIST.AMRAVATI
MAHARASHTRA
REGD.No.2940
EXP.DT.11-05-2025
GOVT. OF INDIA

I do swear in the name of god
Solemnly Affirm that
This is my name and signature or
(Marks) and that the contents of
this affidavit are true and correct

Sign of Deponent Sign of Notary

ATTESTED THE SIGNATURE OF THE EXECUTANT AND NOT RESPONSIBLE FOR THE CONTENTS

N.R.S. No. 17936/2022 Date 8.11.2022

Notary

NOTARIAL