



महाराष्ट्र MAHARASHTRA १४/३ ० 2024 ०

YM CS 879303

अरुण ना. नागठाणे
मुद्रांक विक्रेता, अमरावती
ला.नं.२/१७६६-६९/२०००

जोग महाजन इन्फ्रा प्र. लि. लि.
वै. प्रमुख मुद्रांक



BEFORE THE EXECUTIVE MAGISTRATE AMRAVATI

FROM 'B'

(Affidavit cum Declaration)

Deponents: - M/s. Jog Mahajan Infra Pvt. Ltd. (Income Tax Permanent Account No. AAFCJ1966J), A Company duly incorporated under the Companies Act, 2013 bearing Incorporation Certificate No. U45309MH2021PTC360373, having its Registered Office at Varad: Shri Apartments, Flat no G-2, Krushnarpan Colony, Amravati, 444607, and acting through its Authorised Director Shri. Ram Mahajan S/o Madhukar Mahajan aged 54 Yrs, Occ: Business Resident of 76, Krushnarpan colony, Dasara Maidan Road, Amravati Tahsil and District - AMRAVATI. [Herein after referred as "Promoter-Company"].

JOG MAHAJAN
Infra Private Limited
DIRECTOR

The Promoter-Company is Promoter of the Proposed Project Named and Styled as "Shiva: Shree Apartments".

The Promoter-Company Deponent through its Authorised Director, in its capacity as the Promoter of the Proposed Project Named and Styled as "Shiva: Shree Apartments" and Owner of the Said Land do hereby swear oath and state, undertake and declare on solemn affirmation as under:

- I. That the said Promoter Company has a legal Title to the land on which the Proposed Project is being developed and said land is described below:

ALL THAT pieces and parcel of lands bearing Plot No. 28-A To 36-B, admeasuring 2504.481 Square Meters and which is part of the said Jog Mahajan Infra Pvt. Ltd. projects Shiva : Shri Apartments, Layout situated on the Said Land Non Agricultural lands bearing /Survey/ 38/1 of MOUZA – JEWAD, having an area of 5.82 Hectares, (OR 8.13 Acres), held in Occupancy Class-1 Rights, bearing City Survey Nos. 38/1 and of Mouza – Jewad, situated at Jewad, Amravati within the limits of Amravati Municipal Corporation in Tahsil and District – AMRAVATI. [Herein after referred as "Said Land"].

AND

a. The Promoter-Company has enclosed legally valid authentication of title of said land in its name along with the authenticated copy of title certificate of Advocate Kaustubh S Lawate Dated 27th November 2024.

- II. Promoter-Company state that the Promoter-Company has obtained Project Loan from DCB Bank Ltd. Amaravati Branch, for the construction of the Shiva: Shri Apartments and certain unsold Apartments along with the Said Land is encumbered with charge created in favour of said Bank the details of which are uploaded separately and there are no dues and litigation in respect of the above said land.
- III. Promoter-Company further declare and undertake that that seventy per cent of the amounts to be realized hereinafter by promoter-Company 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, the land cost and development of common infrastructure cost and shall be used only for that purpose.
- IV. Promoter-Company further declares that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

JOG MAHAJAN
Infra Private Limited

[Signature]
DIRECTOR

- V. Promoter-Company state and declare that 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- VI. Promoter-Company state that the time period within which the development of the Shiva: Shree Apartments project including development of common Areas and Amenities, if any, shall be completed by the promoter by 31st December 2028.
- VII. Promoter-Company state and declare that the promoter shall take all the pending or proposed approvals on time and in due course, from the competent authorities. The Building Plans of the Shiva: Shree Apartments Building is sanctioned for 34 Apartments and 2 Pent House in Tower 1 and 34 Apartments and 2 Pent House in Tower 2.
- VIII. It is to further state and declare that the promoter-Company 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.
- IX. It is to further state and declare that the promoter-Company have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- X. It is to state and declare that the promoter-Company shall not discriminate against any allottee at the time of allotment of any Apartment on any grounds.

Deponent

For Jog Mahajan Infra Pvt. Ltd.

JOG MAHAJAN
Infra Private Limited

Ram Madhukar Mahajan
DIRECTOR

Ram Madhukar Mahajan
(Authorised Director)

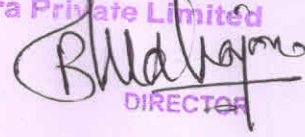
Verification

The contents of paragraph I to X above are true and correct to the best of our belief and trust and nothing material has been concealed by us there from.

Verified by us at Amravati on this 27th day of November 2024.

Deponent
For Jog Mahajan Infra Pvt. Ltd.

JOG MAHAJAN
Infra Private Limited


DIRECTOR

Ram Madhukar Mahajan
(Authorised Director)



इ.महा.सेवा अकोली
श्रद्धाशी अफाटमेंट
जुना सातपुर्ण, गावडे ले-आऊट
अमरावती



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IN THE PRESENCE OF HON'BLE EXECUTIVE MAGISTRATE COURT,
Amravati

Applicant Name : Ram Madhukar Mahajan
Age : 54
Occupation : Bussiness
Address : , Amravati (Municipal Corporation.) , Amravati , Amravati , 444607

Reason For Affidavit :

As per Format

The information stated above is true and correct to the best of my knowledge. Hence this Affidavit is made.

Place : Amravati
Date : 27/11/2024


Signature of Affidavit Holder

Declaration

I Mr. Ram Madhukar Mahajan solemnly affirm that the details furnished in the above Affidavit is true and correct to the best of my knowledge and if anything contrary to the above is found, I will be liable for punishment/penalty under Section 193(2), 199 & 200 of the Indian Penal Code.

Place : Amravati
Date : 27/11/2024


Signature of Affidavit Holder

Affidavit No :
2450340091268201871945
Applicant Name : Ram Madhukar
Mahajan
Tehsil Name : Amravati



Date : 27/11/2024

Signed and Sworn before by Mr. Ram Madhukar Mahajan who is personally known to me or who has been identified by Mr. whose signature is hereby appended.

Signature Of Identifier




Executive Magistrate
Tehsildar
Amravati
Date : 27/11/2024