

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 35AA 173201 21 FEB 2023

NOTARIAL REG ENTRY NO 3388 DATE 03/03/2023

FORM-'B' [See rule 3(4)]

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. SANJAY SURESH JOSHI AND Mr. MAHESH SHARADAO DANDE, Directors of JD Buildcon Pvt. Ltd. Promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11.02.2023;

We, SANJAY SURESH JOSHI, and MAHESH SHARADRAO DANDE, Directors of JD BUILDCON PVT. LTD. Promoter of the proposed project / duly authorized by the promoter of the proposed project , do hereby solemnly declare, undertake and state as under;

JD BUILDCON PRIVATE LIMITED have / has entered into Agreement of Development with the Land owners 1) Mr. Kunjbihari H Parikh, 2) Mrs. Mukta C. Barve, 3a) Mrs. Smita S. Bhalerao, 3b) Mrs. Poonam D. Rajurkar, 4) Mr. Sudhir K. Vakil, 5) Mr. Vinay V. Tatwawadi and 6) Mr. Hareshkumar Parikh 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 copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That, the said land is free from all encumbrances.

...दस्ताचा प्रकार/अनुच्छेद क्रमांक करारनामा

२) दस्त नोंदणी करणार आहेत काय ? होय/नाही

३) नोंदणी होणार असल्याय दुय्यम निबंधक कार्यालयाचे नाव दुय्यक निबंधक क्र

४) मिळकतीचे वर्णन -

५) मोबदला रक्कम

६) मुद्रांक विकत घेणाऱ्याचे नाव मे. डी. डिमऊन प्रा.लि

७) दुसऱ्या पक्षकाराचे नाव

८) हरते असल्यास त्याचे नाव व पत्ता स्वाक्षरी

९) मुद्रांक शुल्क रक्कम

१०) मुद्रांक विकी नोंद वही क्रमांक 43668 /दिनांक 21 FEB 2023

११) मुद्रांक विक्रत घेणाऱ्याची सही

नागनाथ गं. मोहाडीकर

मुद्रांक विक्रेता, ला. क्र. १५/११, कोड क्र ४६०१०३३
जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

Railway

2. That the time period within which the project shall be completed by us/ Promoter is 36 Months (28 Feb 2026)
3. That seventy per cent of the amounts realized by us /promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained is a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
   (i)That seventy per cent of the amounts realized hereinafter by us/ 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 estimate cost of completion of the project.

4. That, the amounts from the separate account shall be withdrawn in accordance with rule 5
5. That, We promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant, 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 and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That, We promoter shall take all the pending approvals on time from the complete authorities.
7. That, We promoter shall inform the authority regarding all the charges that have occurred in the information furnished under sub-station (2) of section 4 of the Act and under rule 3 of these rules within seven days of the said changes occurring.
8. That, We /promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That,We/ Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as case may be.

Deponent

Verification

The contents my above affidavit cum declaration is true and correct and nothing material has been concealed by me therefrom. Verified on this 11th day of Feb.2023

Deponent

Be Sworn Solemnly Affirmed by as above

Who is personally Known to me / identified by —

before me on this 03.29 day of Mar 2023 at Nagpur

03/03/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-440010

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL