



जिल्हा कार्यालय, MAHARASHTRA अ.क्र.

26 MAR 2025

मुद्रांक प्रमुख लि.
व.को.अ. राज्याची संभाजीनगर

०.2024 ०

किंमत

DC 348181

प्रमोद म. कुलकर्णी

मुद्रांक विक्रेता

एन-५, सिहको छ संभाजीनगर
परवाना क्र 3101056

कोणाकरिता

०५/०५/२०२५

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. Vaibhav Arun Jagdale, Prop V J Builders Developers
of Plot No 01 to 16 Gut No 165 Sawangi Aurangabad :-431008, the proposed project /
duly authorized by the promoter of the proposed project, vide its/his/their authorization
dated 21/04/2025

I, JAGDALE RESIDENCY Project By V J BUILDERS Prop Vaibhav Arun Jagdale
Plot No 01 to 16 Gut No 165 (Part) Sawangi Aurangabad :-431008 (Total Built up
Area 1262.92 Sq Mt)) land Owner of the proposed project / duly authorized by the
Land Owner of the proposed project do hereby solemnly declare, undertake and state
as under:

1. That We Developers have has a legal title to the Plot No 01 to 16 Gut No 165 (Part) Sawangi Aurangabad :-431008. on which the development of the project is proposed

OR

Plot No 01 to 16 Gut No 165 (Part) sawangi Aurangabad :-431008. have/has a legal title 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 copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances _____ N A _____ including 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 is 31/12/2028

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / 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, on any grounds.

Deponent

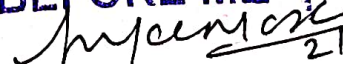
Verification



The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Amr on this 21st day of April 2025

BEFORE ME I



Deponent

ADV. ANJALI D. MORE

Notary Govt. Of India

Regd. No. 5760 Aurangabad