भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐ AP 850831

अ. नं. 10803 दि. 17 JUL 2019 रु. 500/- पैठी रु. झेरा

श्री. / श्रीमती / सौ. जय पद्मावती बिल्डर्स

पता पंचवटी रोड झारेका नाशिक

हस्ते नरेंद्र व्यास

सही

श्री. सं. रा. अमृतकर
स्टॅम्प व्हेंडर, नाशिक.
(मु. वि. प. क्र. १०३/२००२

TREASURY OFFICE NASIK

16 JUL 2019

STA ATO

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. Jay Padmawati Builders** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 20, July 2019** ;

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

NOTARY PRAKASH SONAWANE NASHIK Exp D: 21.10.2021 No. 8987 NOTARIAL GOVT. OF INDIA

1. That I / We **M/s. Jay Padmawati Builders** promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

Have / 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 copy of 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 ---**NA**--- 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 me/us promoter from the date of registration of project; **Proposed Date of Completion will be Date 31 July 2022.**

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.

(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 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, 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 I / We **M/s. Jay Padmawati Builders** 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 / We **M/s. Jay Padmawati Builders** the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ We **M/s. Jay Padmawati Builders** 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 / We **M/s. Jay Padmawati Builders** the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/ We **M/s. Jay Padmawati Builders** the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

JAI PADMAWATI BUILDERS

Partner

Deponent

M/s. Jay Padmawati Builders

Dated 20, July 2019

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 on this day of.

JAI PADMAWATI BUILDERS

Partner

Deponent

M/s. Jay Padmawati Builders

Dated 20, July 2019

Verification

I/We (1) **Mr. Prasanna Vishwanath Kankrej** Aged **49** Yrs. PAN No. **AHBPK6764H** & ADHAR No. **969909809399** Occupation Developer R/o **01, Padma-Vishwa Bungalow, Dadoji Kondadeo Nagar, Bh. Nirmal Convent School, Gangapur Road, Nashik 422013.**
(2) **Mrs. Sonali Prasanna Kankarej** Aged **43** Yrs. PAN No. **ABUPK5129K** ADHAR No. **590713552646** Occupation Developer R/o **01, Padma-Vishwa Bungalow, Dadoji Kondadeo Nagar, Bh. Nirmal Convent School, Gangapur Road, Nashik 422013.**

Of **M/s. Jay Padmawati Builders** are jointly promote of the proposed project **"Padma Vishwa Dream Square"** proposed on **Plot No. 15 Sr. No. 39/A/5/1** location of Wadala Shivar, Nr. Inox Theater, Shivaji Nagar, Nashik 422101. duly authorized by the Promoter of the proposed project, do hereby solemnly declared that the above 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 Nashik on this day 20th day of July, 2019.

1. _____ **Mr. Prasanna Vishwanath Kankrej**

2. _____ **Mrs. Sonali Prasanna Kankarej**

Deponent/s

NOTARY PRAKASH SONAWANE NASHIK Exp. 10.2021 Regn. No. 8987 GOVT. OF INDIA

BEFORE ME

PRAKASH SONAWANE
Advocate & Notary
Govt. of India
NASHIK

Noted & Registered
Serial Number : 4391/2019
Date : 23/07/2019

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