

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ AS 386737

TREASURY OFFICE NASIK
1 - OCT 2019
STPHC ATO

NOTARY G. N. SHINDE Nashik Dist. Reg. No. 3857 Exp. Dt. Feb. 2022 GOVT. OF INDIA NOTARIAL

NOTARY G. N. SHINDE Nashik Dist. Reg. No. 3857 Exp. Dt. Feb. 2022 GOVT. OF INDIA NOTARIAL

NOTARY Reg. Sr. No. - 2038 - / 2019
Pages: 05 five
Date : 03/10/2019

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Sudhakar Garbad Mahajan** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization **Dated 03, October 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 G. N. SHINDE Nashik Dist. Reg. No. 3857 GOVT. OF INDIA

जोडपत्र-२

दस्ताचा प्रकार : ---------खरेदीखत कामे---

दस्त नोंदणी करणार आहेत का : ----------

असल्यास दुय्यम निबंधक कार्यालयाचे नांव : ----------

मिळकतीचे वर्णन :- ----------

मोबदला रक्कम

मुद्रांक विकत घेणा-याचे नांव व पत्ता ---------सुधाकर गोविंद मटाले

---श्रीमती हेमांगी, पत्नी नरेंद्र मांगे---

---सातपूर, नाशिक---

दुस-या पक्षकाराचे नांव : ---------

---------देवा ओमनी---

हस्ते असल्यास नांव व पत्ता ---

मुद्राक शुल्क रक्कम १००

मुद्रांक विक्री नोंदवही अनुक्रमांक व दिनांक : 319/19e/2202

मुद्रांक विकत घेणा-याची सही :

परवाना क्रमांक-८७/१९५/२६,

मेघदुत शॉपिंग सेंटर,सी.बी.एस.नाशिक

NOTARY G. N. SHINDE Nashik Dist. Reg. No. 3857 Exp. 7th Feb.2022 GOVT. OF INDIA

-२-

1. That I / We **Sudhakar Garbad Mahajan** 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 October 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.

NOTARY G. N. SHINDE Nashik Dist Reg. No. 3857 GOVT. OF INDIA

NOTARY G. N. SHINDE Nashik Dist Reg. No. 3857 GOVT. OF INDIA

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / We **Sudhakar Garbad Mahajan** 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 **Sudhakar Garbad Mahajan** the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ We **Sudhakar Garbad Mahajan** 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 **Sudhakar Garbad Mahajan** 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 **Sudhakar Garbad Mahajan** the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

S. G. Mahajan
Builders & Developers
Deponent
Sudhakar Garbad Mahajan
Dated 03, October 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.

S. G. Mahajan
Builders & Developers
Deponent
Sudhakar Garbad Mahajan
Dated 03, October 2019

NOTARY G. N. SHINDE Nashik Dist. Reg. No. 3857 Exp. Dt. Feb. 202 GOVT. OF INDIA

Before Me

Adv. G. N. Shinde
NOTARY
Niphad / Nashik

Verification

I/We **Mr. Sudhakar Garbad Mahajan** Aged **65** Yrs. PAN No. **AAVPM4286D** & ADHAR No. **253316845528** Occupation Developer R/o **Shree Sai Bunglow, Plot No. 53, Sr. No. 488, Papaya Nursery, Shree Samarth Nagar, Ashok Nagar, Satpur, Nashik – 422012.**

Of **Sudhakar Garbad Mahajan** are jointly promote of the proposed project **"Sai Swami Apartment"** proposed on **Plot No. 126 Sr. No. 193/A** location of Pimpalgaon Bahula Shivar, Carbon Naka, Shivaji Nagar, Satpur, Nashik 422007 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 03th day of October, 2019.

NOTARY ... INDE ... Dist. ... 3857 ... t.Feb.2022 ... GOVT. OF INDIA

Mr. Sudhakar Garbad Mahajan

Deponent/s

Identify by
Shri _____
R/O _____

Before Me

Adv. G. N. Shinde
NOTARY
Niphad / Nashik

NOTARY Reg. Sr. No.
- 2038 - / 2019.
Pages: 05 (five)
Date : 03/10/2019

NOTARY
G. N. SHINDE
DIST. NASHIK
Maharashtra
Regn. No. 3857
GOVT. OF INDIA