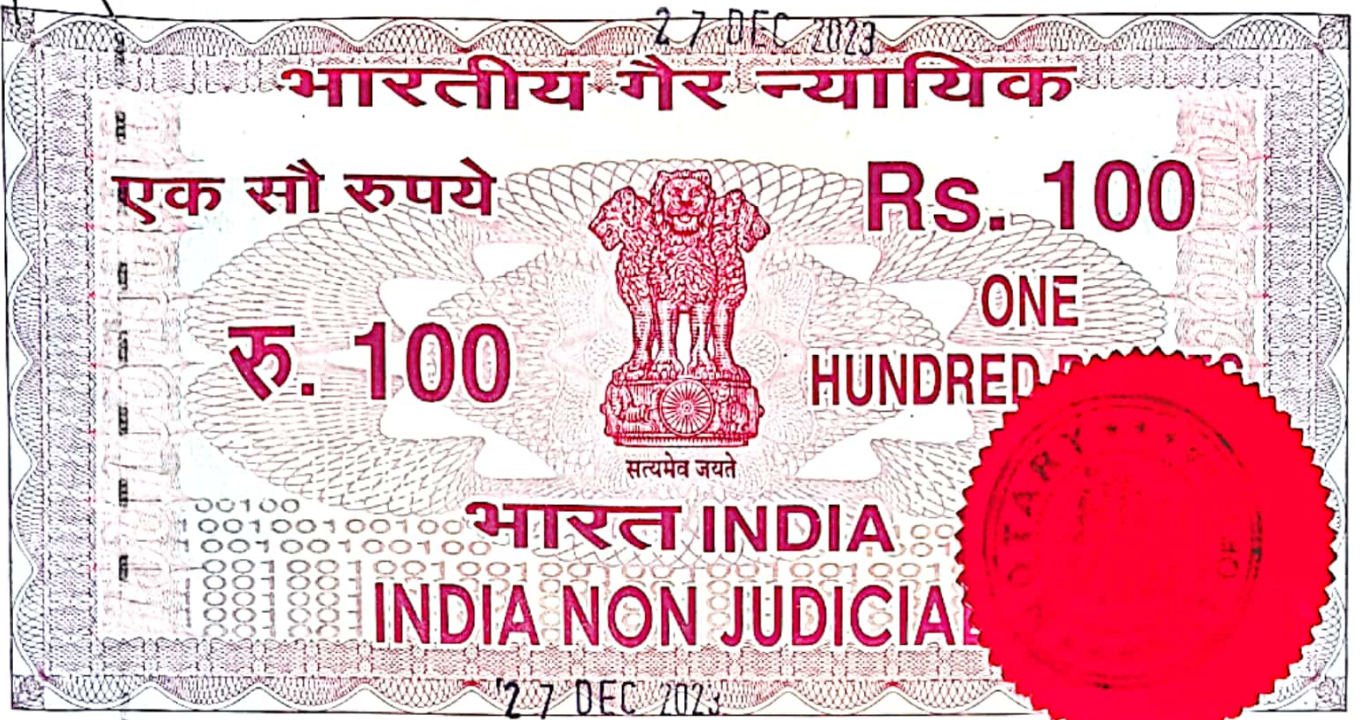




महाराष्ट्र MAHARASHTRA

2023

जोडपत्र - २/Annexure-II



67AA 108263

Nature of document/ Article No.	Agreement 25(b)
Whether it is to be Registered	—
If Registrable Name of S.R.O	—
Property Description in brief	—
Consideration Amount	—
Stamp Purchaser's Name	Rudraa Developers
Name of the other Party	Mr Ravya Phalke
If through other person then Name & Address	Badlapur (1)
Stamp Duty Amount	100/-
Serial No. /Date	9882 / 2023
Stamp Purchaser's sign/Date	Kavya 27/12/2023

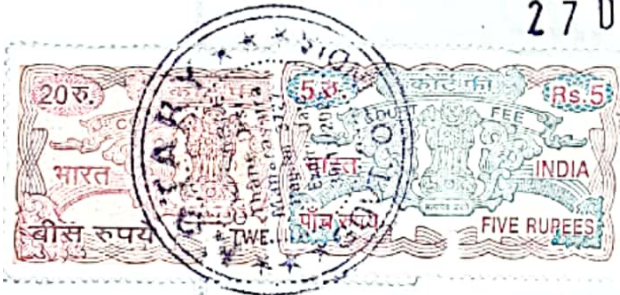
15 DEC 2023



उप कोषागार अधिकारी/उप लेखापाल
उप कोषागार कार्यालय, उल्हासनगर, जि.ठाणे

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६
महिनात वापरणे बंधनकारक आहे.

27 DEC 2023



FORM 'B'
[See rule 3(6)]

RAVINDRA W. JADHAV
STAMP VENDOR
Gurukrupa, Opp. Forest Office,
Station Pada, Kulgoon Badlapur (E)
Lic. No. 1212013

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY I
OR ANY PERSON AUTHORIZED BY THE
CO-PROMOTER

[Signature]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Namish Nandkumar Jage, Partner and Authorised Signatory of Rudraa Developers. The Partner that has undertaken the proposed project. LAXMI DEEP CO. OP. HOU. SOC. LTD

1. That the Promoter has a legal title Report to the land on which the development of the project is proposed.

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. The project land is free from all encumbrances;

3. The promoter undertakes to complete the project on or before 31st December 2025.

4. 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That 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 have been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Mr. Namish Nandkumar Jage
(partner)



Deponent

Verification

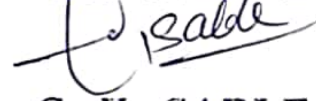
The contents of my above Affidavit cum Declaration are true and correct and nothing material have been concealed by me therefrom.

Verified by me at Badlapur on this day of 27/12/2023



Mr. Namish Nandkumar Jage
(partner)

BEFORE ME



C. K. SAELE
NOTARY

Government of India
Sr Shivkrupa Bldg

Near Dombivali Nagrik Sha Bank Ltd,
Nr Mayekar Optician
Badlapur (E) Dist. Thane

28 DEC 2023





भारत सरकार
GOVERNMENT OF INDIA



नमीश नंदकुमार जगे
Namish Nandkumar Jage

जन्म वर्ष / Year of Birth : 1978
पुरुष / Male



6071 3335 2808

आधार — सामान्य माणसाचा अधिकार



Handwritten signature



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: नंदकुमार जगे, फ्लॅट क्रमांक. 4, Address: S/O: Nandkumar Jage,
आर्या कृष्णा अपार्टमेंट, आदर्श विद्या मंदिर, Flat no.4, Arya Krishna Apartment,
रोड, तलाठी ऑफीस समोर, बदलापूर पूर्व, Adarsh Vidya Mandir Road, Opp
बदलापूर, ठाणे, कुल्गांव, महाराष्ट्र, Talathi Office, Badlapur East,
421503 Badlapur, Thane, Kulgaon,
Maharashtra, 421503

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADBPJ9486H



नाम /NAME

NAMISH NANDKUMAR JAGE

पिता का नाम /FATHER'S NAME

NANDKUMAR LAXMAN JAGE

जन्म तिथि /DATE OF BIRTH

02-05-1978



हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune