

म SHTRA ◐ 2023 ◐ 69AA 986423

उप कोषागार कार्यालय, भिवंडी
24 NOV 2023
उप कोषागार अधिकारी, भिवंडी.

उप कोषागार कार्यालय भिवंडी.

NOTARY
GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE LAND OWNERS OR ANY PERSON AUTHORIZED BY THE LAND OWNERS

Affidavit cum Declaration

Affidavit cum Declaration of **SACHIN RAMAKANT JAGTAP AND MAHESH RAMAKANT JAGTAP,** Land owners of the proposed project namely **"SURAJ ORCHID"** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

जोडपत्र १

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद - ४)

3268 1613 2629

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे.....

प्रतिज्ञापत्रासाठी कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता.....महेश रमाकांत जगताप

.....२८८ वीर संभाजी नगर आसगांव शहापूर.

हस्ते अलंकार त्यांचे नाव व पत्ता .....श्री. दत्ता पवार

मुद्रांक किंमत रोखरही अ.क्र. ११७४१ दिनांक 5 DEC 2023

मुद्रांक विक्रेता यांच्याकरी/हस्ते सही .....

मुद्रांक विक्रेता यांची सही/ (सौ. मनाली मनोज शेटे) .....

मुद्रांक विक्रीचे ठिकाण:- हरि ओम दायविंग सेंटर,

तळमजला कार्यालय जयळ, शांतीनगर रोड, भिवंडी, जि. ठाणे.

मुद्रांक विक्रेता क्रमांक - ११०३०१८

या कामासाठी ज्याची मुद्रांक खरेदी केला त्याचे त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरले असणे बंधनकारक आहे.

NOTA... Faizan... M. ... Bhiwandi ... GO...

of Affidavit cum Declaration of **SACHIN RAMAKANT JAGTAP AND MAHESH RAMAKANT JAGTAP,** Land owners of the proposed project namely **"SURAJ ORCHID"** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

That I / promoter have / has a legal title Report to the land on which the development of the project is proposed –**SURAJ ORCHID**

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 NIL including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details NIL.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31 DEC 2024**

4. (a) For new projects:

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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for the reak 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 realized 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 that 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 / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

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

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 ASANGAON on this _____ day of , 20 .

Deponent



SACHIN RAMAKANT JAGTAP



MAHESH RAMAKANT JAGTAP

NOTARIZED 31/8/24
Noted & Regd. at Sr. No: 20/11/24
Date :
Faizan Ahmed M. N. Khan
Advocate & Notary
Regd. No. 15186 (GOVT. OF INDIA)
502, Madina Nagar, Dhamankar Naka, Bhiwandi, Dist. Thane