Regd. No. 1143/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY SHEELAWATI V. SHINGANE-KAPREKAR DIST. THANE REG. NO. 9041 GOVT. OF INDIA

30 APR 2024

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 78AA 888829

NOTARY SHEELAWATI V. SHINGANE-KAPREKAR DIST. THANE REG. NO. 9041 Exp. Dt. 28/10/2025 GOVT. OF INDIA

5रु. भारत पाँच रु

20रु. Rs.20 बीस रुपये TWENTY RUPEES NOTARY GOVT. OF INDIA

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी
कल्याण

26 APR 2024

FORM 'B'
[See rule 3(6)]
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. Vijay Ananta Patil** the promoter of the proposed project **"Yesu Anand Residency"** vide its/his/their authorization dated 01/05/2024.

I, **Mr. Vijay Ananta Patil** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Patil

30 APR 2024

Serial No. Date	1309 30-4-2024
Nature of document	Declaration
Whether it is to be Registered?	Yes/No
Property Description in brief	
Stamp Purchaser's Name 30 APR 2024	Vijay Ananta Patil
If through other Person then Name & Add. & Sign.	Self Dombivli-E
Name of the other Party	
Stamp Duty Amt.	Rs. 100/- Date:- 30-4-2024

30 APR 2024

Licence No. 1206043
STAMP VENDOR
MR. AVINASH H. GUJARE

Add. D-86, Kasturi Plaza,
Manpada Road, Dombivli (E).

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ महिन्यांत वापरणे बंधनकारक आहे.

1. That promoter has a legal title Report to the land **S. No. 6, H. No. 7A, Village – Nandivali Tarfe Panchanand, Dombivali (East) – 421201** 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 the 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~~

~~Those details of encumbrances as per EC 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/promoter from the date of registration of the project is **31/12/2026.**

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 projects on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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.

For VIJAY ANANTA PATIL BUILDERS AND DEVELOPERS

Proprietor

Mr. Vijay Ananta Patil
Deponent

Verification

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

Verified by me at Dombivali on the 01st day of May, 2024.



For VIJAY ANANTA PATIL BUILDERS AND DEVELOPERS

Proprietor

Mr. Vijay Ananta Patil
Deponent

(PID No 81491271752)

Before me

Sheela Shingane-Kaprekar
Notary-Govt. of India.
Dombivali. Dist.-Thane

Noted & Registered at Serial No. 1143/2024

Sheela Shingane - Kaprekar
B.A. L.L.B
Advocate & Notary (Govt. of India)
C-69, Kasturi Plaza, Manpada Road,
Dombivali (E). Contact : 9820652593

NOTARY SHEELAWATI V. SHINGANE-KAPREKAR DIST.-THANE REG. NO. 9041 Exp Dt. 20/10/2026 GOVT. OF INDIA

- 1 MAY 2024

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2821/26046/00871

To
Vijay Ananta Patil
ANAND NIWAS,NANDIVALI GAON
BHOPAR ROAD
GUARDIAN SCHOOL
AT.NANDIVALI-PANCHANAND,PO.NILJE,TA.KALYAN
DOMBIVALI EAST
Thane Maharashtra - 421204
8369690810

Signature valid

Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2023-10-10 08:08:11 UTC

NOTARY
SHEELAVATI V. SHIMGANE-KARVEKAR
DIST-THANE
REG. NO. 9041
EXP. DT. 20/10/2026
GOVT. OF INDIA

आपका आधार क्रमांक / Your Aadhaar No. :

8149 1271 7252

VID : 9141 2432 8810 5443

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

Issue Date: 02/04/2012



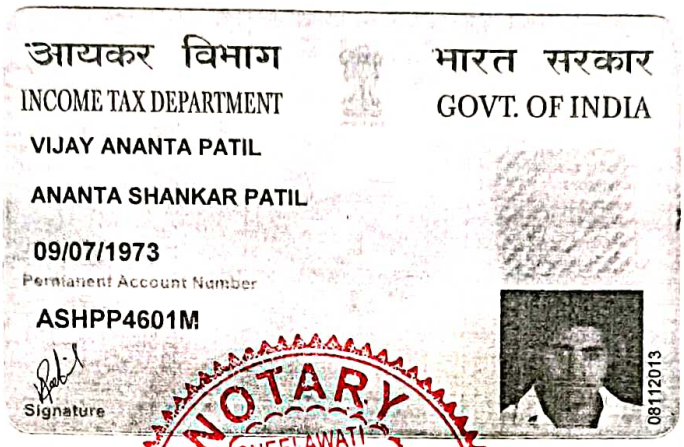
Vijay Ananta Patil
Date of Birth/DOB: 09/07/1973
Male/ MALE

8149 1271 7252

VID : 9141 2432 8810 5443

मेरा आधार, मेरी पहचान

Vijay Patil



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAY ANANTA PATIL

ANANTA SHANKAR PATIL

09/07/1973

Permanent Account Number

ASHPP4601M

Signature

08112013

NOTARY
SHEELAWATI V. SHINGANE-KAPREKAR
DIST.-THANE
REG. NO. 9041
Exp. Dt. 20/10/2026
GOVT. OF INDIA