



महाराष्ट्र MAHARASHTRA

2023



67AA 013594

29 FEB 2024

23 FEB 2024



रिजिस्ट्रार
उपकोषागार कार्यालय, उजवाडी, जि. ठाणे

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Pankaj N. Dave** partner of **Sai Aangan Residency** authorized by the promoter of the proposed project.

I, Pankaj N. Dave, Age- 49 years partner of Sai Aangan Residency having its Registered Office at Plot No. 16, Vedant Bunglow, Jagrut Lane, Vadavali Section, Ambarnath East, of the proposed project do hereby solemnly declare, undertake and state as under :

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

नोट पत्र

वस्तावा प्रकार/अनुच्छेद क्रमांक

वस्तावा नोंदणी करणार आहेत का

नोंदणी होणार असल्यास दुसऱ्या

निवेदक कार्यालयाचे नांव

मिलकतीचे वर्णन

जोबदला स्वकम

घेणाऱ्याचे नांव

देणाऱ्याचे नांव

हस्ते असल्यास त्याचे नांवपत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक दिली नोंदवही अनुक्रमांक/दिनांक

मुद्रांक विकत घेणाऱ्याची सही

न्या कारणासाठी ज्यांनी मुद्रांक खरेदी

केला त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासुन ६ महिन्यात वापरणे

आवश्यक आहे.

APRIL

12 9 FEB 2024

Sai Angan Residency

Pankaj R. Bhambure

Badli

100

15966

12 9 FEB 2024

मुद्रांक विकत घेतल्याची सही

नांव : सुनिता के. आत्मारामाणी

प्रवाना क्र. 9292099

पत्ता : काग्रप बदलापुर (पूर्व)



3. That the project shall be completed within the stipulated time i.e. 31/03/2026 from the date of registration.

4. That seventy per cent of the amounts realized by me 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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.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 I shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

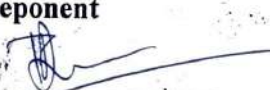
7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I shall inform the authority regarding all the changes that have incurred 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 changes occurring.

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

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

Deponent

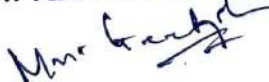

Pankaj N. Dave
Partner
Sai Aangan Residency

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 Ambarnath on this 12/03/2024

ATTESTED BY ME



5 MAR 2024 Mrs. Geetanjali S. Patankar
B.S. CLERK
ADVOCATE & NOTARY
GOVT. OF INDIA
FLAT NO. 112, SA-ANGAN-RESIDENCY LTD.
PLOT NO. 112, NEAR GARDEN
SHIV GANGA NAGAR, AMBARNATH (EAST)
DIST. THANE - 421501 MAHARASHTRA

Deponent


Pankaj N. Dave
Partner
Sai Aangan Residency