

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ CK 474196

उपकोषागार कार्यालय उल्हासनगर

4 APR 2024

26 MAR 2024

उप कोषागार अधिकारी/उप लेखापाल
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे
26.3.24

NOTARY
Mrs. Geetanjali S. Patankar
DIST. THANE
MAHARASHTRA
Reg. No 7773
Exp. dt. 09/02/2029
GOVT. OF INDIA

FORM 'B'
[See rule 3(6)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Manohar Anant Thoke , promoter of the proposed project.

I, Manohar Anant Thoke, Age-53 years having registered address at A-301, Shubham Karoti Sankul, Near Gaondevi Mandir, Katrap, Badlapur (E), Tal-Ambernath, Dist-Thane. Promoter of proposed project do hereby solemnly declare, undertake and state as under.

1. That promoter has a legal title to the land on which the development of the project is proposed situated at Plot No.4, Survey No.13/4/B/4, Village Shirgaon, Badlapur (E), Tal-Ambernath, Dist-Thane.

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4 APR 2024

...तील पक्ष	:-
...ल्लेखाचा प्रकार/अनुच्छेद क्रमांक	:- Deed
...ल्लेखाची नोंदणी करणार आहेत का	:-
...नोंदणी होणार असल्यास दुय्यम	:-
...निबंधक कार्यालयाचे नांव	:-
...मिळकतीचे वर्णन	:-
...मोबदला रक्कम	:- Sai Aangan Residency Badlapur
...घेणाऱ्याचे नांव	:-
...देणाऱ्याचे नांव	:- Pankaj K. Bhambure
हस्ते असल्यास त्यांचे नांवपत्ता	:-
मुद्रांक शुल्क रक्कम	:- 500
मुद्रांक विक्री नोंदवही **अनुक्रमांक/दिनांक**	:- 235
मुद्रांक विकत घेणाऱ्याची सही	:-

4 APR 2024

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी	:- मुद्रांक विक्रेत्याची सही
केला त्यांनी त्याच कारणासाठी मुद्रांक	:- नांव : सुनिता के. आत्मारामाणी
खरेदी केल्यापासुन ६ महिन्यात वापरणे	:- परवाना क्र. १२१२०११
आवश्यक आहे.	:- पत्ता : कात्रप बदलापुर (पूर्व)

NOTARY
Mrs. Geetanjali S. Patankar
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2. That the said land is free from all encumbrances.

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/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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.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 promoter 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 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 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 promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

Mr.Manohar Anant Thoke
(Landowner)

18 APR 2024

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 5th April,2024.

ATTESTED BY ME

Mrs. Geetanjali S. Patankar
B.Sc. LL.B.
ADVOCATE & NOTARY
GOVT OF INDIA
FLAT NO. 003, SAI SHREYA CO-OP
HOUSING SOCIETY LTD.
PLOT NO. 112, NEAR GARDEN
SHIV GANGA NAGAR, AMBARNATH (EAST)
DIST. THANE - 421501 MAHARASHTRA

Deponent

Mr.Manohar Anant Thoke

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