भारतीय गैर न्यायिक

भारत INDIA

FIVE HUNDRED RUPEES

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ CK 474197

उपकोषागार कार्यालय

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. Prashant Subhash Teli , promoter of the proposed project.

I Prashant Subhash Teli Age-46 years having registered address at Yasho Ganesh Bunglow, Bazarpeth Badlapur Gaon, Badlapur (East),), 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.

SCAN AnyScanner

नोंदणी ४म

दस्ताचा प्रकार/अनुच्छेद क्रमांक :- Re (4)

दस्ताचा नोंदणी करणार अहेत 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 :- 335

मुद्रांक विकत घेणाऱ्याची सही :-

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे आवश्यक आहे.

:- मुद्रांक विकत्याची सही

:- नांव : सुनिता के. आत्मारामाणी

:- परवाना क्र. १२१२०११

:- पत्ता : कात्रप बदलापुर (पूर्व)

4 APR 2024

4 APR 2024

NOTARY Mrs. Geetanjali S. Patankar DIST. THANE MAHARASHTRA Reg. No. 7773 Exp. dt. 08/02/2029 NOTARIAL GOVT. OF INDIA

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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.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.Prashant Subhash Teli
(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, A. BARNATH (EAST)
DIST. THANE - 421501 MAHARASHTRA

Deponent

Mr.Prashant Subhash Teli