



महाराष्ट्र MAHARASHTRA

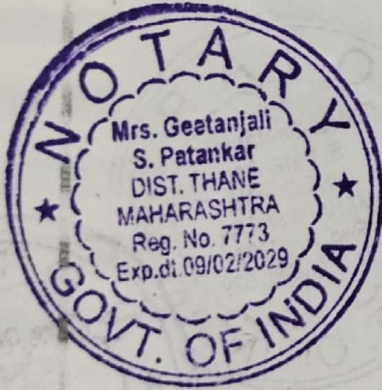
2023



CK 474199

4 APR 2024

26 MAR 2024



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

26-3-24

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sopan Rupsingh Patil , promoter of the proposed project.

I, Sopan Rupsingh Patil, Age-54 years having registered address at Dwarka Mai Niwas Bunglow, Near Gayatri Garden,, 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.

4 APR 2024



नोंद पत्र

दस्तावेजा प्रकार/अनुच्छेद क्रमांक

दस्तावेजा नोंदणी करणार आहेत का

नोंदणी होणार असल्यास दुय्यम

निबंधक कार्यालयाचे नांव

मिळकतीचे वर्णन

मोबदला रक्कम

घेणाऱ्याचे नांव

देणाऱ्याचे नांव

हस्ते असल्यास त्यांचे नांवपत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक

मुद्रांक विकत घेणाऱ्याची सही

Sai Aangan Residency

Pankaj K. Bhambure

Badli 8pm

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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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.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.Sopan Rupsingh Patil
(Landowner)

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

11 8 APR 2024
Mrs. Geetanjali S. Patankar
B.Sc. LL.B.
ADVOCATE & NOTARY
GOVT OF INDIA
FLAT NO. 001, SAI SHREYA CO-OP
HOUSING SOCIETY LTD.
PLOT NO. 112, NEAR GARDEN
SHIV GANGA NAGAR, AMBARNATH (EAST)
DIST. THANE - 421501 MAHARASHTRA

Deponent

Mr.Sopan Rupsingh Patil